



Exeter City Council

To the Chair and Members
of the Executive

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A meeting of the **EXECUTIVE** will be held in the Rennes Room, Civic Centre, Paris Street, Exeter at **5.30 pm on TUESDAY 28 SEPTEMBER 2010** to consider the following business. If you have an enquiry regarding any items on this agenda, please contact Rowena Whiter, Member Services Manager on **Exeter 265110**.

Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.

Pages

AGENDA

Part I: Items suggested for discussion with the press and public present

1

MINUTES

To sign the minutes of the meetings held on 15 and 29 June 2010.

2

DECLARATIONS OF INTEREST

Councillors are reminded of the need to declare personal and prejudicial interests, including the nature and extent of such interests, in relation to business on the agenda, before any discussion takes place on the item. Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

3

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - EXCLUSION OF PRESS AND PUBLIC

RESOLVED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of items 16 to 21 on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 2, 3 and 4 of Part I, Schedule 12A of the Act.

4

DRAFT OLDER PERSONS' HOUSING STRATEGY 2010-2015

To consider the report of the Head of Housing Services. 1 - 12

Scrutiny Committee – Community considered the report at its meeting on 31 August 2010 and comments will be reported.

(Report circulated)

5 **LOCAL AIR QUALITY MANAGEMENT 2010 AIR QUALITY PROGRESS REPORT**

To consider the report of the Head of Environmental Health Services. 13 - 18

Scrutiny Committee – Community considered the report at its meeting on 31 August 2010 and comments will be reported.

(Report circulated)

6 **CAPITAL MONITORING STATEMENT TO JUNE 2010**

To consider the report of the Head of Treasury Services. 19 - 32

Scrutiny Committee – Resources considered the report at its meeting on 15 September 2010 and comments will be reported.

(Report circulated)

7 **OVERVIEW OF GENERAL FUND REVENUE BUDGET 2010/11**

To consider the report of the Head of Treasury Services. 33 - 38

Scrutiny Committee – Resources considered the report at its meeting on 15 September 2010 and comments will be reported.

(Report circulated)

8 **AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

To consider the report of the Head of Planning and Building Control. 39 - 42

(Report circulated)

9 **RESIDENTIAL DESIGN SUPPLEMENTARY PLANNING DOCUMENT**

To consider the report of the Head of Planning and Building Control. 43 - 46

(report circulated)

- 10 **MASTERPLAN FOR THE FUTURE DEVELOPMENT OF MONKERTON & HILL
BARTON**
- To consider the report of the Head of Planning and Building Control. 47 - 56
- (Report circulated)
- 11 **MASTERPLAN FOR THE FUTURE DEVELOPMENT OF NEWCOURT**
- To consider the report of the Head of Planning and Building Control. 57 - 66
- (Report circulated)
- 12 **PLANNING ISSUES RELATING TO HMOS FOR 3-6 STUDENTS - PROPOSED
ARTICLE FOUR DIRECTION AND AMENDED PLANNING POLICY**
- To consider the report of the Head of Planning and Building Control. 67 - 80
- (Report circulated)
- 13 **TEIGNBRIDGE :ISSUES AND ALTERNATIVE OPTIONS/ EAST DEVON
PREFERRED OPTIONS; CONSULTATION DOCUMENT ON CORE
STRATEGY**
- To consider the report of the Head of Planning and Building Control. 81 - 90
- (Report circulated)
- 14 **LOCAL DEVELOPMENT FRAMEWORK/ LOCAL DEVELOPMENT SCHEME
(LDS)**
- To consider the report of the Head of Planning and Building Control. 91 - 120
- (Report circulated)
- 15 **APPOINTMENT OF REPRESENTATIVES TO SERVE ON OUTSIDE BODIES**
- To agree the appointment of representatives to serve on outside bodies. 121 - 130
- (Schedule circulated)
- Part II: Items suggested for discussion with the press and public excluded**
- 16 **CIVIC CENTRE FACILITIES MANAGEMENT - STAFFING**

To consider the report of the Head of Corporate Customer Services seeking approval to staffing changes in the Civic Centre Facilities Management Team. 131 - 134

Scrutiny Committee – Resources considered the report at its meeting on 15 September 2010 and comments will be reported.

(Report circulated to Members)

17 **PROVISION OF BUILDING AND ELECTRICAL SERVICES**

To consider the report of the Head of Contracts and Direct Services seeking approval to a revised structure for the provision and operation of internal building and electrical services. 135 - 142

Scrutiny Committee – Resources considered the report at its meeting on 15 September 2010 and comments will be reported.

(Report circulated to Members)

18 **COMMUNITY AND ENVIRONMENT ADMINISTRATION AND PROJECT SERVICES - RESTRUCTURE**

To consider the report of the Administration and Project Development Manager seeking approval to a restructure of the Administration and Project Services Unit. 143 - 152

Scrutiny Committee – Resources considered the report at its meeting on 15 September 2010 and comments will be reported.

(Report circulated to Members)

19 **QUARTERLY PROGRESS REPORT - RAMM DEVELOPMENT PROJECT**

To consider the report of the Head of Leisure and Museums providing an update on the position in relation to the various contracts let for the Royal Albert Memorial Museum Development Project. 153 - 158

Scrutiny Committee – Resources considered the report at its meeting on 15 September 2010 and comments will be reported.

(Report circulated to Members)

20 **DISPOSAL OF 24 WHITE STREET, TOPSHAM**

To consider the report of the Head of Housing Services on the disposal of the property. 159 - 162

(Report circulated to Members)

ISCA CENTRE - LEASE

To consider the report of the Head of Leisure and Museums regarding the lease for the Isca Centre. 163 - 166

(Report circulated to Members)

DATE OF NEXT MEETING

The next scheduled meeting of the Executive will be held on **Tuesday 23 November 2010** at 5.30 pm in the Civic Centre.

A statement of the executive decisions taken at this meeting will be produced and made available as soon as reasonably practicable after the meeting. It may be inspected on application to the Customer Service Centre at the Civic Centre or by direct request to the Member Services Manager on 01392 265110. Minutes of the meeting will also be published on the Council's web site as soon as possible.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Member Services Officer on (01392) 265115 for further information.

Individual reports on this agenda can be produced in large print on request to Member Services on 01392 265111.

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE – COMMUNITY 31 AUGUST 2010

EXECUTIVE 28 SEPTEMBER 2010

DRAFT OLDER PERSONS' HOUSING STRATEGY 2010-2015

1. PURPOSE OF THE REPORT

- 1.1 To seek Member approval for the Older Persons' Housing Strategy 2010-2015.

2. BACKGROUND

- 2.1 The number of older people in Exeter (those aged 65 and over) is projected to increase by 39% over the next 20 years. This growing population needs consideration in terms of housing options, support and services. The previous Government stated in its document *Lifetime Homes, Lifetime Neighbourhoods: a national strategy for housing in an ageing society* that housing and the planning of communities for an ageing population was a national priority. Exeter City Council recognises the implications of the increasing older population and wants to ensure that the older residents have good quality, affordable housing and service that meet their support needs as they grow older. Therefore, the need for an Older Persons' Housing Strategy for the longer term is essential.
- 2.2 The Older Persons' Housing Strategy has been put together using a mixture of local and central government knowledge and statistics, various publications, best practice guides and focus groups. Its aims are to:
- Anticipate, plan and satisfy the housing needs of the ageing population
 - Provide prevention and support services required for older people to remain living independently at home
 - Provide a range of good quality affordable housing options by making the best use of existing stock and suitable new build developments.

3. CONSULTATION

- 3.1 Consultation has been actively undertaken throughout the development of the Strategy and included:
- A focus group with tenants and key organisations around the City
 - Consultation with the Tenant Editorial Board
 - Within the Council, consultation with Planning and Building Control, Forward Planning, Environmental Health, Housing Services and the Corporate Equality Group

- Consultation with external agencies including the Adult and Community Services department at Devon County Council
- A month long exercise which included publishing the Strategy on the Council's website, making copies available in reference libraries, placing posters in doctors' surgeries, having copies available in the Customer Service Centre, taking the Strategy to an Advice, Information & Guidance session at Exeter Mosque and informing other relevant organisations of the consultation period and where the strategy was available.

3.2 Following this consultation a number of amendments were made to incorporate comments and suggestions. The final draft of the Strategy can be found on the Members' website. A copy of the action plan is included at Appendix I of this report.

4 RECOMMEND that Scrutiny – Community support and Executive approve:

- 1) The Older Persons' Housing Strategy
- 2) That a further report on progress against the action plan be submitted annually.
- 3) That in accordance with the Local Government & Public Involvement in Health Act 2007 the draft Older Persons' Housing Strategy and Action Plan be placed on the website and further comments invited from the community.

HEAD OF HOUSING SERVICES

S:PA/LP/Committee/810SCC1
16.8.10

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

Government Policy Paper - 'Lifetime Homes, Lifetime Neighbourhoods: a national strategy for housing in an ageing society'

1	Aims for the Strategy's 5-year plan	How Measured?	Target Date	Owner	Progress
1a	Investigate the creation of an Older Persons' Partnership Board for the City consisting of relevant organisations including health, social care, housing and planning strategists, the voluntary sector and customers. The Partnership to discuss the issues related to the ageing society, address them through the aims of this strategy and deliver solutions.	Creation of partnership	October 2011	SHIP	
2	Aids and Adaptations	How Measured?	Target Date	Owner	Progress
2a	Establish whether Council staff would be able to carry out basic screenings for falls for older tenants as part of their routine visits. Work with Devon County Council to see how this could join up with the health and social care community falls pathway.	Process established	December 2010	Occupational Therapist and Housing Operations Manager	
3	Disabled Facilities Grant	How Measured?	Target Date	Owner	Progress
3a	Use the evidence from the research project to develop a common operating protocol with registered social landlords	Protocol developed	June 2011	Environmental Health Manager	
4	Exeter City Council Housing Adaptations	How Measured?	Target Date	Owner	Progress
4a	To improve waiting times, establish whether the Devon County Council could have a dedicated occupational therapist to carry out all assessments for adaptations to the City Council's own stock.	Reduced waiting times. Completion of Resident Auditors Team review	April 2011	Housing Operations Manager	
5	Occupational Therapist	How Measured?	Target Date	Owner	Progress
5a	Secure funding for the occupational therapist post for 2010 / 2011 / 2012	Joint funding agreement in place	November 2010	Head of Housing	Negotiations have started
5b	Establish methods for identifying council stock with major adaptations prior to 1997, i.e. properties which have had extensions which were not recorded	Methods established	April 2011	OT/ Repairs Manager	

	Wheelchair Accessible Housing in Exeter	How Measured?	Target Date	Owner	Progress
6					
6a	Produce a wheelchair accessible homes design standards booklet	Publication date	June 2011	Occupational Therapist	
6b	Amalgamate data on accessible homes to Devon home Choice property data.	No of homes which have had their accessibility category entered onto Devon Home Choice.	Ongoing	Occupational Therapist	Data being added.
7					
	Home Call	How Measured?	Target Date	Owner	Progress
7a	Home Call to explore funding options for Telecare to enable the wider public take up of remote monitoring devices	All funding options explored	July 2011	Control Centre Manager	
8					
	Lifetime Homes Standard	How Measured?	Target Date	Owner	Progress
8a	Ensure that the Council's Residential Design Guide requires all new dwellings to meet the Lifetime Homes Standard	All 16 criteria required by the adopted Residential Design Guide	Autumn 2010	Design Manager	Policy is currently in draft form and will hopefully go out for consultation in Summer 2010
9					
	Exeter City Council Planning Service	How Measured?	Target Date	Owner	Progress
9a	Ensure access to local amenities and public transport is embedded in emerging Local Development Framework policy and the Residential Design Guide	Assess whether guidance/policy achieves the actions	Ongoing	Design Manager and Development Manager	Policy is currently in draft form and will hopefully go out for consultation in Summer 2010
9b	Ensure requirements for refuse storage is included in Residential Design Guide	Requirements included in adopted residential design guide	Autumn 2010	Design Manager	Policy is currently in draft form and will hopefully go out for consultation in Summer 2010

	Personalisation	How Measured?	Target Date	Owner	Progress
10	Personalisation				
10a	Establish how housing services can be more tailored to the needs of older people using data from the tenants census	Tailoring of services	August 2011	Housing Operations Manager	
11	Area Based Grant				
11a	Obtain more information from Devon County Council on where community based support grant is allocated and seek to ensure that Exeter receives its fair share of funding	Detailed budget for both Supporting People programme and administration grant	April 2011	Head of Housing	On-going discussions with DCC regarding future of Older Persons service
12	Home Ownership				
12a	Encourage homeowners to claim pension and council tax benefits	Marketing carried out	June 2012	Housing Needs Manager	
12b	Research the need for shared ownership for older people and provide such units through various initiatives	Whether the need established is met	Method for establishing need – May 2011	Housing Enabling Officer	
13	Private Renting				
13a	Create guidance on letting to older tenants to encourage landlords to specialise in renting to this age group	Guidance created	July 2011	Housing Enabling Officer	
13b	Create a landlord accreditation scheme for landlords who provide settled, sustainable tenancies for people claiming LHA and achieve a decent standard of letting which meets or exceeds all legal requirements. Provide the registered landlords with information on good practice in renting to older people, LHA and grants and aids for adaptations.	Scheme developed and operating	June 2012	Empty Homes Manager	

13c	Hold a register of properties, which are suitable for older people with limited mobility. Register to be jointly maintained by the Housing Advice team, the Empty Homes team and Adult Community Services	Register produced	July 2012	Empty Homes Manager and Housing Needs Manager	
13d	Promote LHA take-up and deposit guarantee scheme	Marketing carried out	On-going	Housing Needs Manager	
14	Exeter City Council's Older Person Accommodation	How Measured?	Target Date	Owner	Progress
14a	Produce a plan for improving and remodelling the Council's older person housing schemes	Plan produced via review of older person housing schemes	August 2011	Housing Operations Manager	Part of the Housing Asset Management Strategy
14b	Review buggy power points and storage in ECC older person housing schemes	Review completed	August 2011	Tenant Service Manager	Will be considered as part of the review of older person housing schemes
14c	Explanation of scooter re-charge facilities in Chatterbox and Insight as part of accompanied let check.	Article in Chatterbox	November 2010	Tenant Service Manager	
14d	Re-assess the use of the communal lounges. Establish whether a hub and spoke model could be used which would allow other members of the public to make use of the communal rooms.	Review completed and greater use of communal areas where appropriate	Re-assessment – April 2012 Encouraging participation - Ongoing	Tenant Service Manager	
14e	Arrange more joint activities with the PCT to assist them implement the Health Action Plan	More activities recorded. Better working relationship with PCT.	Ongoing	Tenant Service Manager	

14f	Tenant profiles to be established via a census form used at tenancy sign up. The Council needs to use this information gathered to improve its service.	Census returns increased to above 80%	Ongoing	Tenant Service Manager	Residents of Older Persons' housing schemes go through the single assessment process and then if required an individual care plan is produced. The plan is to offer housing related support to elderly residents regardless of tenure by 2011
14g	Service standards for older tenants to be agreed and a method of measurement to be established	Standards measured as outlined in service improvement plan	April 2011	Tenant Service Manager	Part of current Tenant Services Authority Standards consultation
14h	Complete Housing Services Older Persons Support Service policy	Strategy complete	May 2011	Tenant Service Manager	
15	Accommodation for Older People				
15a	In partnership with Devon County Council, the planning service and the housing service, produce a process for collecting evidence of need for various specialised housing of any tenure. Such evidence to then be fed into planning policy and used as a basis for the production of specialised housing schemes. Various delivery methods to be used including Section 106 agreements.	Process determined	July 2012	Housing Enabling Officer and Forward Planning Manager	
16	Extra Care Housing	How Measured?	Target Date	Owner	Progress
16a	Work in partnership with Devon County Council, housing associations, charitable trusts and private developers to produce 4 Extra Care schemes in Exeter in line with DCC strategy.	Number of Extra Care schemes	Ongoing	Housing Enabling Manager	St Loyes development will provide the first scheme

17	Downsizing		How Measured?	Target Date	Owner	Progress
17a	Promote the Downsizing Scheme to encourage more tenants who are not disabled or elderly to move out of adapted properties. Linked to target 6a.		Article in Insight. Record the number of adapted properties released through the scheme	December 2010	Housing Operations Manager	
18	Devon Homechoice		How Measured?	Target Date	Owner	Progress
18a	Ensure older people with higher support needs are case managed and supported through allocations process		All applicants over 55 contacted and offered case management service	January 2012	Housing Needs Manager	
18b	Assess the viability of scanning new applications to reduce processing time		Scanning in place	December 2010	Housing Needs Manager	Awaiting outcome of Plymouth pilot
18c	Promote the use of phone / advocate bidding		Promotions implemented	Ongoing	Housing Needs Manager	
18d	Establish a method for identifying people who need help using the system			October 2010	Housing Needs Manager	
19	Cognitive Disability		How Measured?	Target Date	Owner	Progress
19a	Establish the level of need for clustered accommodation and provide through various initiatives where possible.		Procedure established and accommodation provided	On-going	Occupational Therapist and Housing Enabling Officer	

20	Devon Care and Repair	How Measured?	Target Date	Owner	Progress
20a	Feed the comments made by the focus group into the re-tendering process of the service next year.	Tender process acknowledges inspection feedback	October 2010	Head of Housing	
20b	Inform DCR and Devon County Council of the need for a specific moving service for older people living in Exeter on a low income. Service required to provide help and advice on options and the transition of selling a property and physical help moving.	Information supplied	May 2011	Environmental Health Manager	Feed into contract review prior to re-tendering
21	Decoration and Garden Assistance Schemes	How Measured?	Target Date	Owner	Progress
21a	Research services available for home owners and private renters on a low income and promote. If necessary, will recommend that DCR provide a similar service for homeowners and private renters.	Research complete	October 2011	Environmental Health Manager and Head of Housing	
22	Private Sector Renewal Scheme	How Measured?	Target Date	Owner	Progress
22a	Publicise the availability of grants, linked to loans, targeting publicity in areas known to have the poorest housing conditions	Publicity published	Ongoing	Environmental Health Manager	
23	Home Improvement Loans	How Measured?	Target Date	Owner	Progress
23a	Publicise the availability of loans, targeting publicity in areas known to have the poorest housing conditions	Publicity published	Ongoing	Environmental Health Manager	
23b	Use Joseph Rowntree Foundation results of the equity release pilot schemes in local authorities and establish whether Exeter City Council can improve its equity release loan service.	Research used and a course of action determined	June 2012	Environmental Health Manager	

	Fuel Poverty	How Measured?	Target Date	Owner	Progress
24	Fuel Poverty				
24a	Leaflets on schemes for homeowners to be made widely available	Availability of leaflets	July 2010	Environmental Health Manager	
25	Crime, Security and Safety	How Measured?	Target Date	Owner	Progress
25a	As requested by the focus group, arrange more sheltered housing forum meetings with estate managers and the police.	Review carried out	Review by April 2011	Tenant Service Manager	Await outcome of Tenant Services review before making a commitment
25b	As requested by the focus group, door entry timings to be adjusted so that doors are locked from 6pm to 8am.	Consultation on a site by site basis and timings changed where appropriate	October 2010	Tenant Service Manager	A site by site consultation will be carried out
26	Advice and information	How Measured?	Target Date	Owner	Progress
26a	Work alongside Devon County Council and Age Concern to avoid duplication of housing advice services for older people and create a joined up service which offers advice on all aspects of housing.	Customer feedback showing that consistent advice /referral process available across city	Ongoing	Housing Needs Manager	
26b	Promote housing advice service to older people as the focus group identified a lack of awareness. Pilot use of Housing Care's housing options self assessment for older people.	Promotion and pilot carried out	Promotion – ongoing Pilot – March 2013	Housing Needs Manager	
26c	Strengthen housing advice link with Devon County Council (over 50s website and leaflet) and monitor		October 2011	Housing Needs Manager	

26d	Council resident involvement service and strategy to be reviewed	Review completed	December 2010	Housing Resident Involvement Manager	
26e	Update tenants' handbook	New tenants' handbook published	Review by October 2011	Tenant Service Manager	
26f	Formal links to be developed between service user involvement and community development as part of the Council's Partners and Communities Together (PACT) initiative	Links developed	June 2011	Tenant Service Manager	
26g	Review the Council's tenant consultation process and produce a strategy for improved engagement	Strategy produced	March 2011	Housing Operations Manager	
27	Access to Council services	How Measured?	Target Date	Owner	Progress
27a	Central control team to undertake Telecare Service Association accreditation, which is a nationally recognised quality audit.	Accreditation achieved	December 2010	Control Centre Manager	Accreditation is currently being undertaken
27b	All managers to keep customer services updated on any staff changes and their roles.	Updates carried out	On-going	All managers	
27c	Promotion of the main customer services telephone number	Phone number published.	On-going	Tenant Service Manager	
27d	As requested by the focus group, increase the number of estate officer site meetings	Record the number of site meetings	Review by September 2010	Tenant Service Manager	Await outcome of Tenant Services review before making a commitment
27e	Establish how we will support Older People with a range of disabilities or failing mental faculties	Procedure drawn up, agreed and in place	July 2011	Housing Needs Manager and Housing Operations Manager	Tenant census data is currently being collected. This will help the council determine how the tenant would like to be contacted.

27	Equality and Diversity	How Measured?	Target Date	Owner	Progress
27a	Promote resident involvement groups in order to make them more representative.	More resident groups created and outcomes of resident involvement reviewed	Ongoing	Housing Resident Involvement Manager	
27b	Engagement with faith groups in the production of this strategy has been unsuccessful. This has highlighted the need for our services to try different methods of engagement.	Methods established and monitored	Ongoing	All housing managers	

EXETER CITY COUNCIL

SCRUTINY COMMITTEE – COMMUNITY 31 AUGUST 2010

EXECUTIVE 28 SEPTEMBER 2010

LOCAL AIR QUALITY MANAGEMENT 2010 AIR QUALITY PROGRESS REPORT

1. PURPOSE OF REPORT

- 1.1 To update Members on the Council's duties relating to local air quality management.
- 1.2 To consider the findings of the 2010 Air Quality Progress Report, and amend the Air Quality Area Management Order.

2. BACKGROUND

- 2.1 The Environment Act 1995 - Part IV requires Local Authorities to periodically undertake a review and assessment of air quality in their area.
- 2.2 This process involves assessing current levels of pollution and comparing those levels with the relevant standards.
- 2.3 The pollution standards and objectives for the review and assessment process are now formalised in the Air Quality Regulations 2000 and (Amendment) Regulations 2002. The air quality objectives are derived from air quality standards based on the best available medical and scientific understanding of the effect of individual pollutants on health. The standards are concentrations below which significant risks to public health are unlikely to occur.
- 2.4 The pollutants detailed in the Air Quality Regulations are:
 - carbon monoxide,
 - benzene,
 - 1,3-butadiene,
 - lead,
 - nitrogen dioxide,
 - sulphur dioxide and
 - particulates (PM₁₀).
- 2.5 In April 2007 the Council was obliged to declare an Air Quality Management Area (AQMA) covering all of the main traffic routes in the city because of exceedences of the annual mean air quality objective for nitrogen dioxide (NO₂) of 40 µ/m³. The main source of the NO₂ was found to be road traffic, with the highest levels identified beside congested roads where the buildings are close to the back of the pavement. In August 2008, an Air Quality Action Plan (AQAP) was published, which set out measures intended to reduce concentrations of NO₂. This work was submitted to and approved by DEFRA.
- 2.6 In August 2009, one year after the publication of the AQAP, an Air Quality Action Plan Progress Report was produced, which monitored progress with implementing the

AQAP measures and evaluated their effectiveness in air quality terms where possible. The full report is available at the following link
<http://www.exeter.gov.uk/index.aspx?articleid=4292>

- 2.7 This report concluded that generally progress with implementation of the measures was good, although some changes to implementation were identified. None of these were thought likely to significantly alter the impact of the Plan on air quality.
- 2.8 The review process identified one potential risk, which is that the preferred funding stream for the High Quality Public Transport Scheme within Devon County Council's Second Round Local Transport Plan (LTP2) has changed. This measure was a significant part of the LTP2 and were funding not to be available at the anticipated timescales, delivery of the associated air quality improvements would also be affected. The progress report concluded that this situation should be monitored in future annual reviews.
- 2.9 The progress report identified that there had been a reduction in peak time traffic flows during the period of the Action Plan although the evidence for a corresponding reduction in nitrogen dioxide concentrations was not clear. Because the Plan had only been in place for one year however, it was difficult to identify what the cause of these changes and whether they represent the start of a long-term trend. It was concluded that it was difficult to determine whether the Action Plan was delivering the predicted improvements in air quality.
- 2.10 The next Action Plan Progress Report will be published in August 2010 and discussions are currently taking place with Devon County Council regarding this.

3. 2010 AIR QUALITY PROGRESS REPORT

- 3.1 This report summarises all new monitoring data in order to identify whether any exceedences of the air quality objectives have occurred and whether these are inside the AQMA. The completed report was submitted to DEFRA in April 2010 for comment.
- 3.2 The report concluded that the current AQMA boundary remained appropriate, i.e. it includes all the areas where the annual mean objective level is likely to be exceeded. The report shows that whilst there is some variation in nitrogen dioxide levels between years there is no obvious upwards or downwards trend. In response, DEFRA advised that the report was accepted with no need to proceed to a detailed assessment. However, it recommended that the AQMA be amended for the hourly mean objective to include the hourly NO₂ objective.

4. IMPLICATIONS OF THE POSSIBLE EXCEEDENCE OF THE HOURLY NO₂ OBJECTIVE

- 4.1 The short-term objective is that a 1-hour mean concentration of 200 µg/m³ should not be exceeded more than 18 times a year. The only location in Exeter where compliance with this objective can be measured directly is the automatic monitoring station at the RAMM. Here, there were no exceedences of 200 µg/m³ measured during 2009, but the annual mean concentration was only 40 µg/m³.
- 4.2 However, there are four locations in the city where 2009 annual concentrations were above the 60 µg/m³ level which indicates that an exceedence of the short-term objective is also likely. These were East Wonford Hill (72.3 µg/m³), the Cowick Street/Cowick Lane junction (65.2 µg/m³), Honiton Road (63.3 µg/m³) and Livery Dole (62.7 µg/m³). Of these, only East Wonford Hill has exceeded 60 µg/m³ previously (in

both 2007 and 2008). Members should note that all these locations are already included within the current AQMA.

- 4.3 Following this further guidance from DEFRA, discussions have been held with Devon County Council to explore the implications of the potential exceedence of the nitrogen dioxide hourly average objective on the Air Quality Action Plan measures and the LTP3 process.

5. CONCLUSIONS

- 5.1 It is possible that the hourly average objective for nitrogen dioxide may be exceeded at four locations in the City:

- East Wonford Hill
- Cowick Street/Cowick Lane junction
- Honiton Road – no relevant locations, even for the hourly objective
- Livery Dole

- 5.2 Therefore, as a precautionary measure, the AQMA Order 2007 should be amended and the draft revised AQMA Order 2010 is detailed in Appendix 1.

6. FINANCIAL IMPLICATIONS

- 6.1 The City Council has been actively monitoring air quality for a number of years, with two real-time monitoring stations and 60 static diffusion tube monitoring points. No additional resources are needed for the Council to continue with this monitoring.

- 6.2 There is no intention to revise the Action Plan as a result of the amendment of the Air Quality Management Order. The measures to be implemented by the Action Plan are all drawn from existing plans and policies and therefore the Action Plan itself has no new financial implications. It should be noted that the measure that is likely to have greatest impact on air quality is the Local Transport Plan 2 (LTP2) which is the responsibility of Devon County Council.

7. RECOMMENDED

- 1) that the conclusions of the 2010 Air Quality Progress Report be noted.
- 2) that Members approve the amended Air Quality Management Area Order detailed in Appendix 1.
- 3) that the Air Quality Management Area Order is sealed and a copy submitted to DEFRA.

REPORT OF HEAD OF ENVIRONMENTAL HEALTH SERVICES

S:PA/LP/Committee/810SCC11
16.8.10

COMMUNITY & ENVIRONMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:-

2010 Air Quality Progress Report for Exeter City Council

Air Quality Strategy for England – DEFRA

Air Quality Regulations 2000 and (Amendment) Regulations 2002

Local Air Quality Management – Technical Guidance (LAQM.TG(09) – DEFRA

Local Air Quality Management – Policy Guidance (LAQM.PG(09) - DEFRA

Appendix 1



Exeter City Council

ENVIRONMENT ACT 1995 SECTION 83

THE EXETER AIR QUALITY MANAGEMENT AREA ORDER 2010

Whereas it appears to Exeter City Council (“the Council”) that the annual mean and 1-hour mean air quality objectives for nitrogen dioxide set out in the Air Quality (England) Regulations 2000 (SI 928), and the Air Quality (England) (Amendment) Regulations 2002 (SI 3043) were not achieved by 31 December 2005, the Council in exercise of its powers under section 83(1) of the Environment Act 1995 hereby makes the following Order:

1. This Order shall be known as the Exeter Air Quality Management Area Order 2010.
2. The area edged in red on the plan attached to the Order shall be designated as an Air Quality Management Area.
3. The Order shall come into operation on **insert date** and shall remain in force until it is varied or revoked by a subsequent order.
4. The Exeter Air Quality Management Area Order 2010 shall be varied accordingly.

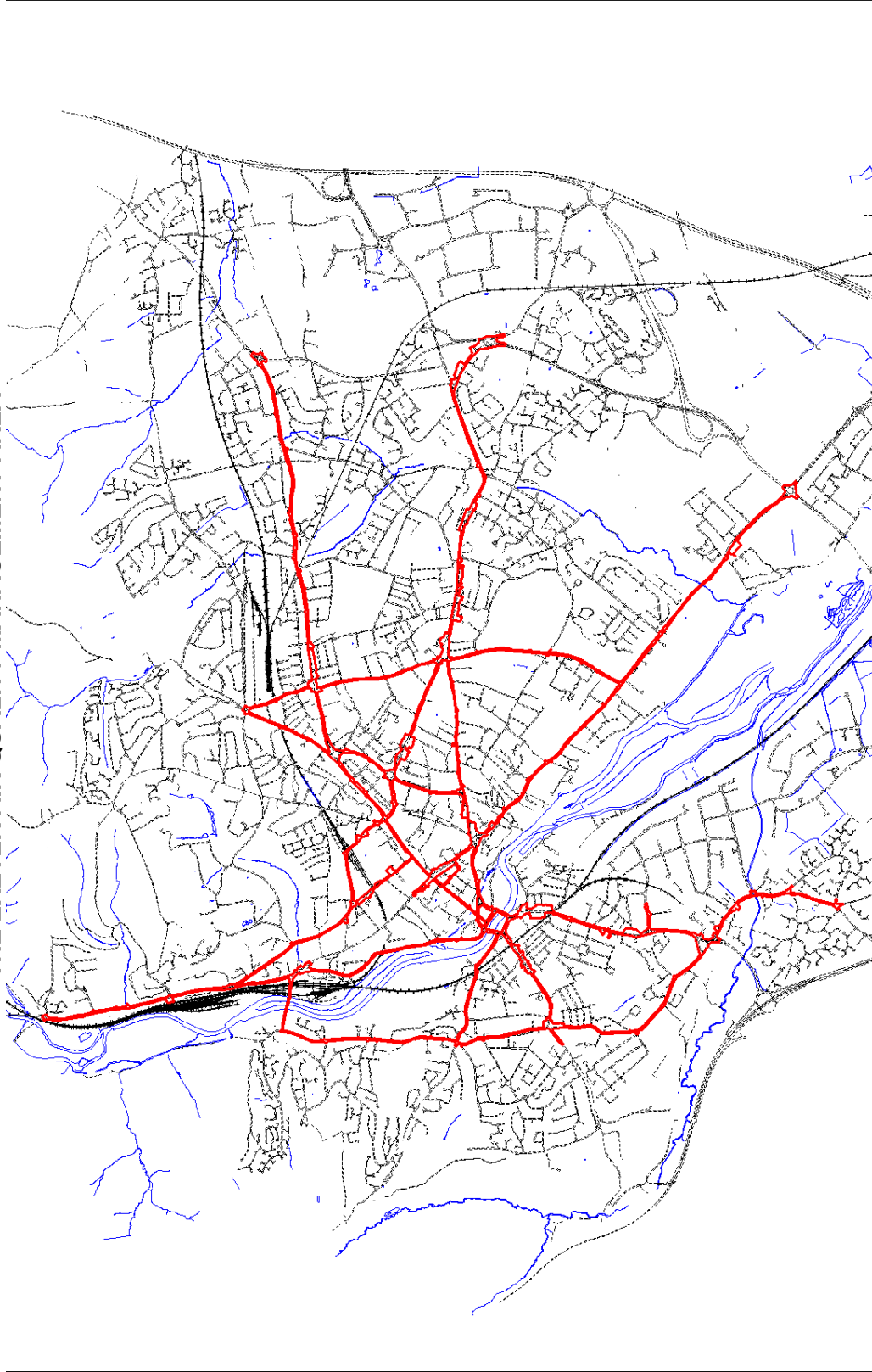
Dated the **Xth** day of **Month** 2010

The Common Seal of
Exeter City Council
was hereunto affixed in the presence of:

A duly authorised signatory

Seal no.

THE EXETER AIR QUALITY MANAGEMENT AREA



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This Ordnance Survey map data is provided by Exeter City Council, under licence, in order to define the Air Quality Management Area boundary for the purposes of the Environment Act 1990. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey map data for their own use. **For reference purposes only. No further copies may be made.**

EXETER CITY COUNCIL

SCRUTINY COMMITTEE – RESOURCES 15 SEPTEMBER 2010

EXECUTIVE 29 SEPTEMBER 2010

CAPITAL MONITORING STATEMENT TO JUNE 2010

1.0 PURPOSE OF THE REPORT

- 1.1 To report the current position in respect of the Council's revised annual capital programme.
- 1.2 This report is prepared on a quarterly basis in order to update Members with any known cost variations, slippage and acceleration of projects.
- 1.3 Alongside the first normal first quarter's monitoring exercise, Officers have also instigated a review of the capital programme, to identify the extent to which schemes were not yet committed, to consider whether some of the uncommitted schemes could be either deferred, reduced or removed from the programme and to identify any potential savings.
- 1.4 The report will explain the rationale for undertaking this review and report on the current status of the exercise and how this may affect the programme.

2.0 BACKGROUND

- 2.1 Local authorities are required to estimate the total of capital expenditure that they plan to incur during the financial year when it sets the prudential indicators for capital expenditure. This shows that its asset management and capital investment strategies are affordable, prudent and sustainable.
- 2.2 Capital expenditure is a significant source of risk and uncertainty since cost variations, delays and changing specifications are often features of large and complex capital projects.
- 2.3 Since the 2010/11 capital programme was approved, Central Government has announced a tightening of public sector spending over the next few years. Whilst the implications of this for the Council will not be known for some months, this will inevitably put significant pressure on budgets. The Council has become more dependant on borrowing to finance its capital programme and this will result in increasing revenue costs in terms of servicing the resulting debt. The level of capital programme which is affordable and sustainable over the next few years will therefore become increasingly important.
- 2.4 In the light of this situation, Officers considered it prudent to review the current capital programme, to identify where savings and reductions might be made, and to consider whether some schemes could be deferred, reduced or removed from the programme.
- 2.5 At this stage, schemes which have not yet been committed, have been largely put on hold until the review is complete and can be considered fully. Schemes which are largely funded from external sources, schemes which are expected to generate revenue savings and works which are considered to be urgent, will be largely

unaffected. In due course, a further report will be presented to Members for consideration.

3.0 REVISIONS TO THE CAPITAL PROGRAMME

3.1 The 2010/11 Capital Programme, including commitments brought forward from 2009/10, was last reported to Scrutiny Committee - Resources on 16 June 2010. Since that meeting the following changes have been made that have increased the programme:

Description	£	Approval / funding
Capital Programme, as at 16 June 2010	29,954,060	
Walking Project	10,180	Contributions from DCC
Energy Conservation	23,520	External funding contributions
National Cycle Network	60,700	Contributions from DCC
Social Housing Grants	8,460	Interest on S106 monies
Social Housing Grants	8,410	Refund on RSL downsizing
Social Housing Grants	1,490	REIP VAT Adjustment
Social Housing Grants	(45,000)	S106 transferred to Revenue approved projects
Children's Play Areas	64,850	S106 monies and interest
Revised Capital Programme	30,086,670	

4.0 PERFORMANCE

4.1 Progress

The revised capital programme for the current financial year is £30.087 million. During the first three months of the year the Council spent £3.305 million on the programme, which equates to 10.99% of the revised programme. This compares with £3.190 million (12.7%) being spent in the first three months of 2009/10.

4.2 The current programme is detailed in Appendix 1. The Appendix shows a total forecast spend for 2010/11 of £28.388 million with £4.148 million of the programme potentially deferred to 2011/12. The forecast 2010/11 spend is based mostly on schemes which are either started, committed, externally funded or considered urgent / essential, whilst the budgets of schemes which have been identified from the capital programme review as not yet committed are mostly recorded in the Appendix as potentially deferred to 2011/12, pending the outcome of the review.

4.3 The Appendix shows that there is currently an overall projected adverse variance in the programme of £2.449 million. This will however, be offset to the extent that items within the potentially deferred to 2011/12 column can be deferred, reduced or removed once the capital programme review is completed.

5.0 VARIANCES and OTHER ISSUES

5.1 The main variances and issues concerning expenditure which may be deferred to 2011/12 or subject to further review are as follows:

5.1.1 Community & Environment

Cultural City

- **Play Area Refurbishments (Budget £319,200)**

The original budget has been increased, by £64,850, which is mostly from the use of a S106 contribution of £59,000 to implement play schemes at Harrington Lane and Pinhoe Station Road.

- **RAMM Re-development (Budget £8,887,040)**

Members are receiving periodic reports on the progress of this scheme and a further update is presented separately on the Agenda. Costs of the re-development have continued to rise, mostly as a consequence of delays resulting from issues which occurred early on with this scheme.

The report indicates a further £2.188m will be required to be added to the budget for this scheme. At this stage, the increase is wholly reflected in Appendix 1 within the 2010/11 forecast spend although in practice some of this may be spent in 2011/12. The projected costs are being reviewed to determine the revised profile over the two years.

- **Contribution to RAMM re HLF Parks Bid (Budget £176,800)**

This budget is for the landscaping at the rear of the museum building and cannot be undertaken until the contractor's compound has been removed. The spend profile between 2010/11 and 2011/12 is not yet available as the work programme has yet to be determined, although most of the work is expected to be carried out in 2011/12. At this stage, the budget is included as deferred to 2011/12 although some costs will be incurred this year.

Cared for Environment

- **New Trade Waste Recycling Service Vehicle (Budget £33,360)**

Having purchased one vehicle in 2008/09 for use on the new recycling rounds, collecting cardboard and plastics, this budget was carried forward to consider acquiring a second vehicle when the success of the current round could be determined. There remains some capacity to take up a modest increase in customer base in the short to medium term and an additional vehicle cannot be justified. It is therefore proposed to remove this budget, saving £33,360.

Excellence in Public Services

- **Vehicle Replacement Programme (Budget £517,000)**

Most vehicles have either been purchased or ordered. The replacement of two vehicles has been deferred to 2011/12 (£44,000 budget) pending the outcome of the BEST review.

- **Soil Erosion at Clifton Hill**

Tenders have been received and budget savings of £21,000 are anticipated.

Healthy & Active People

- **Disabled Facility Grants (Budget £388,510)**
The original budget for grants of £270,000 was increased for a budget underspend carried forward from 2009/10 of £118,510 (revised budget £388,510). The Council receives a subsidy allocation from Central Government each year for Disabled Facility grants based on 60% of the cost of grants paid. Any unused subsidy may usually be carried forward on the understanding that the Council will use this in the following year. The original budget of £270,000 was set at the estimated subsidy allocation level (now increased to £281,000) and not the higher amount (£468,330) which will need to be paid in grants to claim the subsidy received.

For the Council to receive its full 2010/11 subsidy allocation of £281,000 the budget will need to increase by £198,330 to £586,840. Appendix 1 shows the uplifted budget in the forecast spend on the assumption that the increase is agreed.

Everyone has a Home

- **Social Housing Grants (Budget £3,604,510)**
This budget provides financial support mostly to Registered Social Landlords for new house-building and conversion schemes. Budget allocations have been made and promises given for numerous projects although these often take some time to come to fruition. In addition, a significant part of the budget tends to remain uncommitted, providing flexibility as and when suitable new projects come forward requiring support. As a result, a large part of this budget frequently underspends in year and is carried forward to the following year.

This budget also supports other housing initiatives and £234,000 of the budget (which represents commuted sums), is planned to support additional costs of the Council's Own Build schemes.

Whilst it is difficult to predict what will be spent this year, the current forecast spend is up to £1.420 million, producing a projected under spend of £1.951 million, which is shown as deferred to 2011/12 at this stage.

5.1.2 Economy & Development

Cared for Environment

- **City Centre Enhancements (Budget £426,160)**
This is an ongoing project being phased over a number of years. Forecast spend in 2010/11 on current commitments and plans totals £270,000, whilst the balance of £156,160 is shown at this stage as deferred to 2011/12 pending the outcome of the capital review.

Prosperous City

- **Central Station Gateway Enhancement (Budget £100,000)**
This is a joint City Council and Devon County Council concept design which has been agreed in principle with Network Rail. Devon has deferred its contribution towards the scheme of £75,000 to 2011/12 whilst discussions continue with Network Rail and train operators about potential funding contributions from the National Stations Improvement Programme which is

backed by the Department for Transport.

This year's budget of £100,000 has therefore been deferred to 2011/12.

- **Canal Basin and Quayside (Budget £849,850)**

The cost of this development is largely financed from capital receipts and S106 agreements in relation to the Basin, with elements of the scheme being delivered as and when receipts are generated.

Expenditure and commitments total £220,000 for works completed at Haven Road car park and to complete a fibre optic link to Exton Road.

The balance of budget of £629,850 is shown as deferred to 2011/12 at this stage. At the beginning of the year, receipts in respect of the Basin of £612,000 were forecast although no receipts have been generated so far this year and there remains some uncertainty at this time of what may be forthcoming.

- **King William Street Car Park Refurbishment (Budget £423,000)**

The car park refurbishment is being undertaken this year at an estimated cost of £223,000, with the balance of £200,000 to be carried forward for works to Sidwell Street next year.

5.1.3 **Housing Revenue Account**

Everyone Has a Home

With the exception of some budget virements between schemes, and slippage of £230,000 into 2011/12, the programme is currently forecast to be on budget. A number of schemes were the subject of a new contractor starting on 1st July

5.1.4 **Council House-building Programme**

Phase 1

Work on the construction of 21 new dwellings has now commenced. A separate report was presented to Scrutiny - Community on 31st August in respect of the scheme which reports that the projected cost has increased from the original budget of £2.730 million by £334,097, which is reflected in the forecast spend in Appendix 1. The original budget was set prior to the receipt of tender prices which increased mainly as a result of higher preliminary costs per unit together with the requirement for a new sewer requisition and manhole.

It is anticipated that the increased cost will be met from commuted sums (Central Station and expected future St Loyes receipt) and, or capital receipts.

Phase 2

Costs have been incurred on scheme design etc to secure planning approval for the various sites involved. A bid for HCA funding for this scheme was unsuccessful and options will need to be considered for the future development of these sites. Costs to planning stage are forecast of £30,000 which will be met from the Social Housing Grants budget.

6.0 RECOMMENDED

6.1 That the current position in respect of the annual capital programme be noted.

- 6.2 That an increase in the disabled facilities grants budget be approved of £198,330 (para 5.1.1 refers), of which, £119,000 will be financed by government subsidy.
- 6.3 That Officers present a report to a future meeting on the consideration of the capital programme review.

HEAD OF TREASURY SERVICES

CORPORATE SERVICES DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

1. None

APPENDIX 1

CAPITAL AND PROJECT MONITORING 2010/11

Lead Officer 2010/11 Capital Programme 2010/11 Spend to 30 June 2010/11 Forecast Spend 2010/11 Budget Potentially Deferred to 2011/12 2010/11 Programme Variances Over / Under ()

	£	£	£	£	£	£
COMMUNITY & ENVIRONMENT						
ACCESSIBLE CITY						
Riverside Valley Park Enhancement	PM	5,010	14,413	14,413		9,403
CULTURAL CITY						
Playing Fields General Improvements	PM	29,740	17,247	26,000	3,740	0
Bromhams Farm Changing Rooms	PM	24,850			24,850	0
Play Area Refurbishments	AC	319,200	66,045	242,044	77,156	0
Sports Facilities Refurbishment	AC	129,880		129,880		0
Parks Improvements	PM	47,460	1,386	7,460	40,000	0
Contribution to RAMM Re HLF Parks Bid	PM	176,800			176,800	0
Leisure Management Contract	AC	64,150	61	64,150		0
Pyramids Filters/New Swimming Pool	AC	33,080		0	33,080	0
Exwick Community Centre	AC	46,260	368	46,260		0
RAMM Re-development	AC	8,887,040	1,187,687	11,074,620		2,187,580
RAMM Off Site Store	AC	41,030			41,030	0
CARED FOR ENVIRONMENT						
Home Recycling Scheme	RN	84,790	24,791	64,790	20,000	0
Public Toilet Refurbishment	PM	11,640	10,400	11,640		0
Local Authority Carbon Management Programme	PM	177,090	1,841	177,090		0
Replace Wash Down at MRF and Drainage Alterations	RN	7,840			7,840	0
Improvements to Cemetery Roads & Pathways	PM	18,510	5,685	18,510		0
New T W Recycling Service Vehicle	RN	33,360				(33,360)
Cemeteries & Churches Storage Improvements	PM	40,000	73		40,000	0
Midi Recycling Banks	RN	24,610		12,600	12,010	0
Upgrade of Turf Sewage Treatment Plant	AC	10,000		10,000		0
General Open Space Improvements	PM	40,000		12,000	28,000	0
Refuse collection Wheeled bins	RN	176,000		176,000		0
EXCELLENCE IN PUBLIC SERVICES						
Vehicle Replacement Programme	PM	517,000	195,311	473,000	44,000	0
Soil Erosion at Clifton Hill	AC	96,880		75,880		(21,000)
Replacement of Homecall Equipment	RN	3,350		3,350		0
New Technology for Cleansing	RN	196,790	3,806	196,790		0
Higher Cemetery New Storage Yard & Buildings	PM	1,390				(1,390)
Oakwood House	PM	20,830				(20,830)
Belle Isle Nursery - Various Improvements	PM	66,550	4,799	7,000	59,550	0
Replacement of 'Tractor Sheds'	PM	10,680		10,680		0
Exwick Cemetery New Burial Area	PM		500	500		500

CAPITAL AND PROJECT MONITORING 2010/11

Lead Officer	2010/11 Capital Programme	2010/11 Spend to 30 June	2010/11 Forecast Spend	2010/11 Budget Potentially Deferred to 2011/12	2010/11 Programme Variances Over / Under ()
	£	£	£	£	£
HEALTHY & ACTIVE PEOPLE					
Disabled Facility Grants	RN	388,510	77,714	586,840	198,330
EVERYONE HAS A HOME					
Warm Up Exeter / PLEA Scheme	RN	285,590	90,049	285,590	0
Wessex Loan Scheme	RN	974,370	20,640	974,370	0
ExtraLet Plus	SW	200,000	3,350	100,000	0
Social Housing Grants	SW	3,604,510		1,419,504	(234,000)
Private Sector Renewal Scheme	RN	137,070	32,996	137,070	0
Development of General Fund Housing Land	SW	1,850		1,850	0
PSL Improvement Programme	SW	87,300	164	87,300	0
Renovation Grants	RN	150,120	18,984	150,120	0
SAFE CITY					
Replace Digital Recording Equipment at Control Centre	RN	32,000		16,000	0
TV Consultancy in Respect of Enhancements	RN	3,000		3,000	0
COMMUNITY & ENVIRONMENT TOTAL		17,206,130	1,778,310	16,613,301	2,678,062
				2,085,233	

CAPITAL AND PROJECT MONITORING 2010/11

Lead Officer	2010/11 Capital Programme	2010/11 Spend to 30 June	2010/11 Forecast Spend	2010/11 Budget Potentially Deferred to 2011/12	2010/11 Programme Variances Over / Under ()
	£	£	£	£	£
ECONOMY & DEVELOPMENT					
ACCESSIBLE CITY					
	DH	60,700	42,749	60,700	0
National Cycle Network	RS	12,780	161	12,780	0
Signage / Pedestrian Interpretation	DH	13,750	1,833	13,750	0
Implementation of Council Walking Strategy	RC		82	82	82
Refurbish Broadwalk House Car Park					
CULTURAL CITY					
18 North Street Panelling	RS	2,720		2,720	0
Corn Exchange Enhancements	MC	130,040		130,040	0
Corn Exchange - Haystack Lantern	PM	40,000		40,000	0
Floodlighting	RS	1,120		1,120	0
CARED FOR ENVIRONMENT					
Heavitree - Environmental Enhancement	RS	1,000		1,000	0
City Centre Enhancements	JR	426,160	16,810	270,000	156,160
Conservation Area Enhancements	RS	5,460		5,460	0
Contribution to Skypark CHP Plant	KH	100,000	100,000	100,000	0
Surface Water Early Actions EA Scheme	DH	100,000	3,538	100,000	0
Haystack Environmental Improvements	MC	3,240		3,240	0
Planting Improvements in Riverside Valley Park	RS	14,250		14,250	0
Repairs to Cricklepit Wall		78		78	78
Unadopted Land at Exwick		35		35	35
Custom House		(34)		(34)	(34)
LEARNING CITY					
Improvements to Quay House Visitor Centre	RB	40,810	29,799	40,810	0

CAPITAL AND PROJECT MONITORING 2010/11

Lead Officer	2010/11 Capital Programme	2010/11 Spend to 30 June	2010/11 Forecast Spend	2010/11 Budget Potentially Deferred to 2011/12	2010/11 Programme Variances Over / Under ()
	£	£	£	£	£
PROSPEROUS CITY					
Central Station Gateway Enhancement	100,000	0	0	100,000	0
Basin / Quayside Redevelopment	849,850	161,723	220,000	629,850	0
Science Park	818,700	35,870	818,700	0	0
Well Oak Footpath / Cycleway	80,000			80,000	0
King William St Car Park Refurbishment	423,000	8,458	223,000	200,000	0
SAFE CITY					
Security Measures for Riverside Valley Park	3,250	336	3,250		0
ECONOMY & DEVELOPMENT	3,226,830	401,438	2,055,521	1,171,470	161

CAPITAL AND PROJECT MONITORING 2010/11

Lead Officer	2010/11 Capital Programme	2010/11 Spend to 30 June	2010/11 Forecast Spend	2010/11 Budget Potentially Deferred to 2011/12	2010/11 Programme Variances Over / Under ()
	£	£	£	£	£
CORPORATE SERVICES					
ACCESSIBLE CITY					
Equal Opportunities Improvements	10,740	955	8,000	2,740	0
ELECTRONIC CITY					
Induction Learning	10,000			10,000	0
Electronic Document Management	49,980		43,000	6,980	0
Server Strategy	40,000	10,211	40,000		0
FIMS Replacement	11,750			11,750	0
Environmental Health System Upgrade	11,350	5,310	11,350		0
Capita Systems Infrastructure	30,000		30,000		0
Sun Platform Servers	21,800		21,800		0
Authentication Module	31,000		31,000		0
IT Development Time	112,000	17,890	112,000		0
PC Replacement Programme	100,000	1,447	100,000		0
Corporate Network Infrastructure	30,000	11,846	30,000		0
GIS Strategy	67,950		67,950		0
Intranet & Internet	43,160		10,000	33,160	0
Local Housing Allowance Software	3,540			3,540	0
EXCELLENCE IN PUBLIC SERVICES					
Civic Centre Communal Area Refurbishment	98,990	793	98,990		0
Capitalised Staff Costs	370,000		370,000		0
CORPORATE SERVICES TOTAL	1,042,260	48,452	974,090	68,170	0

CAPITAL AND PROJECT MONITORING 2010/11

Lead Officer	2010/11 Capital Programme	2010/11 Spend to 30 June	2010/11 Forecast Spend	2010/11 Budget Potentially Deferred to 2011/12	2010/11 Programme Variances Over / Under ()
	£	£	£	£	£
HRA CAPITAL					
EVERYONE HAS A HOME					
Sheltered Accommodation	434,500	85,627	434,500		0
Adaptations	450,000	146,840	450,000		0
Defective Properties - British Steel	189,760	94,158	149,760		(40,000)
Rendering of Council Dwellings	361,710	39,690	361,710		0
MRA Fees	368,000		368,000		0
Communal Door Entry System	8,570	4,460	8,570		0
Environmental Improvements - General	37,420	778	37,420		0
Programmed Re-roofing	265,180	15,518	265,180		0
Energy Conservation	61,320	35,646	61,320		0
Asbestos Survey	105,660	17,752	105,660		0
Council House Extensions	67,440	1,682	67,440		0
Plastic Windows & Doors	200,000	3,058	100,000		(100,000)
Kitchen Replacements	976,180	60,348	976,180		0
Asbestos Removal Works	100,000	68,975	140,000		40,000
Bathroom Replacements - Programmed	265,180	25,971	265,180		0
Weirfield House Refurbishment	19,270	10,678	19,270		0
Other Works	183,000	15,483	233,000	50,000	100,000
Repainting	172,200	654	142,200	30,000	0
Fire Prevention Work	208,000		158,000	50,000	0
Communal Areas	100,000		0	100,000	0
Programmed Electrical Re-wiring	455,370	59,356	455,370		0
Central Heating Programme	1,186,510	93,243	1,186,510		0
HOUSING REVENUE ACCOUNT TOTAL					0
					230,000
					5,985,270
					779,917
					6,215,270

CAPITAL AND PROJECT MONITORING 2010/11

Lead Officer 2010/11 Capital Programme 2010/11 Spend to 30 June 2010/11 Forecast Spend 2010/11 Budget Potentially Deferred to 2011/12 2010/11 Programme Variances Over / Under ()

	£	£	£	£	£
COUNCIL HOUSEBUILDING PROGRAMME					
COUNCIL'S OWN BUILD					
Phase 1	SW	277,537	2,730,277		334,097
Phase 2	SW	19,420	30,000		30,000
COUNCIL HOUSEBUILDING TOTAL		2,396,180	2,760,277	0	364,097

CAPITAL AND PROJECT EXPENDITURE TOTAL 30,086,670 3,305,074 28,388,459 4,147,702 2,449,491

Head of Leisure and Museums	AC
Head of Treasury Services	AS
Head of Engineering and Construction Manager	DH
Head of Planning and Estates Services	MC
Head of Environmental Health Services	RN
Head of Director of Economy and Development	JR
Head of Corporate Customer Services	JS
Head of IT Services	PE
Head of Contracts and Direct Services	PM
Head of Economy and Tourism	RB
Head of Administration and Parking Services	RC
Head of Planning Services	RS
Head of Housing and Social Inclusion	SW

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EXETER CITY COUNCIL

SCRUTINY COMMITTEE - RESOURCES 15 SEPTEMBER 2010

EXECUTIVE
28 SEPTEMBER 2010

COUNCIL
12 OCTOBER 2010

OVERVIEW OF GENERAL FUND REVENUE BUDGET 2010/11

1. PURPOSE OF THE REPORT

- 1.1 To advise Members of the overall projected financial position of the General Fund Revenue Budget after three months, for the 2010/11 financial year.

2. REVENUE POSITION – EXECUTIVE SUMMARY

FUND	Latest Approved Budget	Stewardship Variance June 2010	Outturn Forecast 2010/11
	£	£	£
General Fund	18,030,360	41,432	18,071,792
HRA*	(642,570)	213,736	(428,834)
* Net deficit			

GENERAL FUND – Appendix A

- 2.1 The Service Committee budgets shows a forecast over spend of £49,800 (0.29%) against a revised Service Committee Net Expenditure budget of £17,356,360 and an overall over spend of £41,432 against the General Fund Expenditure including investment interest, Business Growth Incentive Grant and the provision for redundancy.
- 2.2 The budgets for 2010/11 included a provision of 0.7% for the pay award. The current position is that Local Government Employers have not offered a pay award for the current year and this has not yet been fully reflected.
- 2.3 Details of the variances are being disclosed in stewardship reports to individual Scrutiny Committees during the current cycle of meetings. However the main variances are as follows:
- 2.3.1 **Scrutiny Committee Community – (An over spend of £14,590)**

Income from the sale of recyclates is expected to exceed the estimates, while the cost of freight is expected to show a saving. While the prices at which materials are currently being sold exceed those assumed for the estimates, the volatility of these prices makes it difficult to predict the outturn. This will be reviewed for the half year stewardship report. Overall a saving of £60,000 is anticipated.

In general Fund Housing, there is a reduction of £27,300 in the amount of revenue expenditure which can be capitalised in relation to the Council Own Build sites at Sivell Place and Merlin Crescent, in accordance with capital accounting regulations.

A further overspend of £26,800 will be met from earmarked reserves for expenditure relating to Empty Home Initiatives and the Housing Market Assessment.

2.3.2 Scrutiny Committee Economy – (An over spend of £2,850)

Property income is lower than expected at various properties due to a general increase in void periods and downward pressures on rent levels across the portfolio.

Income from off street car park fees is slightly above the budgeted income figure as at 30 June 2010. Additional income is expected in respect of rental of car park spaces; this additional income will be partially offset by income from Car Park Investment properties being less than budgeted.

It is anticipated that planning fee income will be below budgeted levels by the end of the year; this will be partially offset by additional income from legal costs.

A significant part of the planning expenditure is funded by Planning Delivery Grant. No grant will be received in 2010/11. However the expenditure in this financial year will be funded from the earmarked reserve at the year end.

Income across Markets & Halls is anticipated to be higher than budgeted.

2.3.3 Scrutiny Committee Resources – (An over spend of £32,360)

There will be an underspend on Members' Allowances by the end of the financial year due to the temporary reduction in numbers pending the September 2010 elections.

In the current year expenditure of above £78,000 has been incurred on the Local Government Review, for which there is no budget. However, in the previous financial year there was a reported underspend of more than £900,000 against the total budget set aside for LGR.

It is estimated at the end of the first quarter that there will be a net increase in Housing Benefits subsidy (£68,660)

3. OTHER FINANCIAL VARIATIONS

- 3.1 There is a net transfer from Earmarked Reserves of £481,070, a reduction of £6,450 from budget.
- 3.2 There is a reduction of £50,000 in respect of the Business Growth Incentive Grant as a result of the Government's decision to stop this funding stream. However, the Council will receive £58,368 in Area Based Grant, which has not been budgeted for.
- 3.3 A provision of £500,000 has been made for redundancy and £324,000 for the repayment of debt. Investment income is anticipated to be close to budget at this stage.
- 3.4 The overall net transfer from the General Fund Working Balance is estimated to be £770,213 at 31 March 2011 after accounting for July approved supplementary budgets of £152,160.

4. HOUSING REVENUE ACCOUNT (HRA)

During this period the total of the budget variances indicate that there will be a net deficit of £428,834 which will need to be funded from the HRA working balance at 31 March 2011. However, this represents a reduction of £213,736 compared to the budgeted reduction to the working balance of £642,570. It is estimated that the working balance will

stand at £2,252,895 at 31 March 2011.

Details of the variances are being disclosed in stewardship reports to Scrutiny Committee Community during the current cycle of meetings.

5. OUTSTANDING SUNDRY DEBT

5.1 The Council issues invoices for a range of sundry debts, including :-

- Commercial rent
- Trade waste
- Service charge and ground rent for leasehold flat owners
- Home call alarms
- Housing benefit overpayments
- and a range of other services such as room rental.

This does not include housing rent, council tax or business rate debt.

5.2 Outstanding debt at 31 October 2009 was £3.001m, by 31 December 2009 it was £3.572m, at 31 March 2010 it was £3.616m and at 30 June 2010 it was £3.273m. An aged debt analysis is shown below, which demonstrates that of the £3.273m debt, £1.069m is less than 30 days old. Debt over 30 days old has increased over the quarter from £2.095m to £2.204m.

Age of Debt	October 2009	December 2009	March 2010	June 2010
Up to 29 days (current)	£708,672	£1,161,129	£1,521,683	£1,068,689
30 days – 1 Year	£1,153,907	£1,258,539	£963,838	£1,076,971
1 – 2 years	£383,548	£384,230	£400,385	£416,336
2 –3 years	£198,437	£226,147	£225,237	£228,996
3 – 4 years	£158,512	£155,938	£110,823	£108,025
4 – 5 years	£117,213	£97,901	£122,839	£112,007
5 + years	£280,826	£287,866	£271,553	£261,603
Total	£3,001,115	£3,571,750	£3,616,358	£3,272,627

5.4 Of the outstanding debt, the table below sets out the main services and debts owing:

	Outstanding debt – 30 June 2010 £
▪ Commercial rent	322,723
▪ Trade waste	149,453
▪ Service charge and ground rent for leasehold flat owners	65,464
▪ Home call alarms	6,814
▪ Housing benefit overpayments*	1,091,055
▪ Engineering	132,255
▪ AFU	249,988
▪ Economy & Tourism	149,190
▪ HRA	87,223
▪ General Fund Housing	158,581
▪ River & Canal	43,720

* These overpayments occur largely due to claimants' change of circumstances which

leads to a lower benefit entitlement once a reassessment is made. This figure represents about 2.9% of the total annual benefits paid and over 90% of this amount is recovered.

6. CREDITOR PAYMENTS PERFORMANCE

The creditors' payments in respect of the Statutory Performance Indicator BVPI8 have improved during 2009/10 as the new financial information has been embedded within the Council. During the first three months of 2010/11, the percentage paid within 30 days was 92.92%, slightly down on last year.

7. CONCLUSION

- 7.1 The forecast increase in Service Committee net expenditure for 2010/11 totals £49,800 including the supplementary budgets of £152,160. This together with transfers from Earmarked Reserves, Area Based Grant and the reduction of £50,000 from the Business Growth Incentive Grant will result in a transfer of £770,213 from the Working Balance.
- 7.2 The forecast General Fund Working Balance at 31 March 2011 is £3,127,542 and equates to 18.6% of the General Fund net expenditure.
- 7.3 It is estimated that the HRA working balance will stand at £2,252,895 at 31 March 2011.
- 7.4 The creditor's payment performance has dipped slightly and is currently 92.92%.

8. RECOMMENDATION

It is recommended that the report be noted and Council note and approve:

- The General Fund forecast financial position for the 2010/11 financial year
- The HRA forecast financial position for 2010/11 financial year
- The outstanding Sundry Debt position as at June 2010
- The Statutory Performance Indicator BVPI8 for creditor's payments

HEAD OF TREASURY SERVICES

CORPORATE SERVICES DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report:

None

EXETER CITY COUNCIL
2010-2011 REVENUE ESTIMATES - SUMMARY
as at 30 June 2010

APPENDIX A

	Annual Budget £	Supplementary Budgets £	Revised Annual Budget £	Year End Forecast £	Variance to Budget £
SCRUTINY - COMMUNITY	14,058,390	105,390	14,163,780	14,178,370	14,590
SCRUTINY - ECONOMY	163,000	21,610	184,610	187,460	2,850
SCRUTINY - RESOURCES	5,472,170	25,160	5,497,330	5,529,690	32,360
less Notional capital charges	(3,350,500)		(3,350,500)	(3,350,500)	0
FRS17 Pension Adjustment	861,140		861,140	861,140	0
<u>Service Committee Net Expenditure</u>	17,204,200	152,160	17,356,360	17,406,160	49,800
Net Interest	(100,000)		(100,000)	(100,000)	0
Business Growth Incentive Grant	(50,000)		(50,000)	0	50,000
Area Based Grant	0		0	(58,368)	(58,368)
Provision for redundancy	500,000		500,000	500,000	0
Minimum Revenue Provision	324,000		324,000	324,000	0
<u>General Fund Expenditure</u>	17,878,200	152,160	18,030,360	18,071,792	41,432
Transfer To/From(-) Working Balance	(570,171)	(152,160)	(722,331)	(770,213)	(47,882)
Transfer To/From(-) Earmarked Reserves	(487,520)		(487,520)	(481,070)	6,450
<u>General Fund Net Expenditure</u>	16,820,509	0	16,820,509	16,820,509	0
Formula Grant	(12,089,847)		(12,089,847)	(12,089,847)	0
<u>Council Tax Net Expenditure</u>	4,730,662	0	4,730,662	4,730,662	0

March 11

£ 3,127,542

£ 3,897,755

March 10

Working Balance

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EXETER CITY COUNCIL

**EXECUTIVE
28 SEPTEMBER 2010**

AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

1.0 PURPOSE OF REPORT

- 1.1 To report the outcome of public consultation on a draft Supplementary Planning Document (SPD) prepared to amplify existing policy on the provision of affordable housing, to agree the Council's proposed responses to representations and to adopt an amended document.

2.0 BACKGROUND

- 2.1 The SPD, if adopted, will have an important role in advising how Government guidance on affordable housing included in Planning Policy Statement 3 (PPS3) can best be interpreted to meet local requirements and policies.
- 2.2 It will provide detailed guidance in support of the Exeter Local Plan First Review Policy H6 requiring that 25% of dwellings provided on sites capable of accommodating 15 dwellings or over 0.5 ha in extent should be affordable.
- 2.3 Members may recall a paper brought on 5 January 2010 on the subject of a draft Affordable Housing SPD. Members were advised that the absence of an SPD to amplify Local Plan Policy H6 has made the implementation of that policy more difficult. The paper proposed that the draft SPD should be published, alongside a Sustainability Appraisal, for a six week period of consultation with key stakeholders.
- 2.4 Consultation on the draft SPD and the Sustainability Appraisal took place between 27 January 2010 and 11 March 2010. Eleven representations were received. Responses to each of the representation are set out in Appendix D of the Consultation Statement (see 3.1 below). None of the representations have resulted in significant changes being made to the SPD.

3.0 CONTENT

- 3.1 The proposed final version of the SPD and the Consultation Statement accompany this report as Appendices 1 and 2 respectively. The proposed final version of the Sustainability Appraisal (Appendix 3) is available in the Members room.
- 3.2 Below is a summary of the SPD's contents, to which Members attention was drawn in the previous paper of 5 January 2010:

Para No:

- 13 the types of housing development to which affordable housing policy apply should include people receiving an element of care and support but exclude purpose built accommodation for students;
- 19 85% of affordable housing should be for social rent;
- 21 outgoings for low cost home ownership housing should not exceed average market rent for comparable properties. The mortgage element should be assessed on the basis of a 30 year term at standard variable rates and rents should not exceed 2.75% pa of the retained equity;
- 22 rents for intermediate rented housing should be at a level making it eligible for Homes and Communities Agency grant and fall within any relevant Housing Benefit ceiling;
- 24 affordable housing should be allocated through the Devon Home Choice letting system;
- 29 any receipts arising from purchase of affordable housing by occupiers should be used to provide affordable housing in the city;
- 34 off-site provision of affordable housing on sites capable of providing 15 or more dwellings should only be accepted if there is a suitable and available site to accommodate the affordable housing and it is essential for management reasons or will significantly widen choice and encourage better mix elsewhere in the City;
- 39 on larger sites the Council may prepare a Development Brief to guide on a particular mix of affordable housing sizes and types that should be provided. Otherwise the mix of house types should reflect as far as possible the mix on the rest of the development;
- 44 affordable housing should be distributed singly (pepper-potted) or in small groups (clustered) throughout the development;
- 46 affordable housing should be of a high quality and indistinguishable from other housing on the development (tenure blind); and
- 49 claims that affordable housing requirements prevent a development from being viable will not be accepted unless demonstrated through submission of full financial details.

4.0 SUPPORTING DOCUMENTS

- 4.1 The Consultation Statement is a statutory requirement, needed to report on consultation carried out during the preparation of the SPD.
- 4.2 The Sustainability Appraisal has been prepared in order to identify and address any potential negative environmental, economic and social effects of adopting

the SPD as planning policy. The potential effects highlighted by the Sustainability Appraisal are almost invariably very small because of the specific focus of the document. Any social effects are generally positive, as the provision of affordable housing can help to address issues of deprivation and social exclusion. Environmental effects are largely neutral. To a limited degree the policies amplified by the SPD may discourage economic investment in the City, but this is unavoidable if affordable housing is to be provided through planning policy.

5.0 PLANNING MEMBER WORKING GROUP

5.1 The SPD, Consultation Statement and Sustainability Appraisal were presented to Planning Member Working Group (PMWG) on 24 August 2010. PMWG supported the Council's proposed responses to representations made on the draft SPD and the adoption of the SPD.

6.0 RECOMMENDATION

6.1 That Executive:

- (i) Agrees that the Council adopt the amended Affordable Housing Supplementary Planning Document at Appendix 1; and
- (ii) Agrees the proposed Consultation Statement at Appendix 2, including the proposed responses to representations made on the draft SPD.

RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:
None

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EXETER CITY COUNCIL

EXECUTIVE
28 SEPTEMBER 2010

RESIDENTIAL DESIGN SUPPLEMENTARY PLANNING DOCUMENT

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval from Executive to the formal adoption of the Residential Design Supplementary Planning Document (SPD). The SPD identifies the City Council's requirements in relation to residential development and forms the basis for the determination of planning applications. The document has been subject to a period of formal consultation and has been amended accordingly. A copy of the proposed amended SPD for adoption is at Appendix 1.

2 BACKGROUND

- 2.1 During the early stages of the preparation of draft SPD workshops were held with residents of King's Heath and Gras Lawn. A further workshop was held with house builders prior to completion of the draft. Because of the importance of the document Planning Member Working Group agreed that there should be further consultation with house builders before formal public consultation. A second workshop was therefore held on 12 May. This was attended by major house builders: Persimmon, Bovis, Midas, Fry and Barratt. CABE representatives Mark Pearson and Juliet Bidgood also attended. On 15 June 2010 Executive agreed the draft Residential Design SPD for public consultation. The consultation commenced on 24 June and closed on 4 August, allowing six weeks for comments to be submitted.
- 2.2 The Consultation Statement at Appendix 2 indicates to whom copies of the draft document were sent. The SPD was also made available at the Civic Centre and on the Council website.
- 2.3 Twenty **three** written comments have been received.
- 2.4 A key part of the process of preparing an SPD is to determine whether a Strategic Environmental Assessment (SEA) is required in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC. The screening process to determine whether an SEA was required was carried out in August 2009. It was determined that the Residential Design Guide SPD will not have significant environmental impact and that, therefore, an SEA is not required. The Screening Statement is attached to this report at Appendix 3. As set out in the requirements for Local Development Frameworks in the Planning and Compulsory Purchase Act 2004 a Sustainability Appraisal is also not required for Supplementary Planning Documents.

3 CONSULTATION RESPONSES

- 3.1 A schedule of the comments received and the proposed responses is included within the Consultation Statement at Appendix 2.

- 3.2 The majority of the responses are positive. They demonstrate support for the SPD including key elements such as Building for Life, Lifetime Homes, internal space standards, frontage parking and the inclusion of biodiversity requirements. Constructive criticism is made with regard to strengthening biodiversity including practical suggestions for habitat improvement.
- 3.3 While some comments have been made with regard to the length of the document, others consider it informative and easy to understand. It would be very difficult to deal with all the issues properly in a shorter document but it is intended to produce a concise booklet summarising the main points.
- 3.4 The main objection to the SPD was submitted by consultants on behalf of Barratt (Exeter) Limited. This amounts effectively to a wholesale objection to the document. The majority of issues raised had not been previously mentioned at the developers' workshops, at which a representative of Barratt Exeter was present. They question the relevance and necessity of the SPD and consider that it is premature pending agreement of the Core Strategy. The SPD was identified in the Local Development Scheme as one of the suite of documents making up the LDF and has been co-ordinated with the emerging Core Strategy. The SPD amplifies saved Local Plan policy in line with guidance in PPS12. Amendments have been made in response to some of Barratt's detailed comments but, their assertions about the validity of the document are refuted. There have been no objections from any of the other major house builders operating in Exeter.
- 3.5 Officers consider that no comments justify major changes to the SPD. A number of responses suggest minor changes to the text to clarify or emphasise specific points. Where appropriate these are incorporated.
- 3.6 Members' attention is drawn, in particular, to the main amendments that have been made:
- The clear links between Local Plan policy, the Core Strategy and the more detailed guidance in the SPD are highlighted at the start of each chapter.
 - A Sustainability Statement as part of a Design and Access Statement cannot be insisted upon as the contents of Design and Access Statements are defined by Circular 1/06. It is, therefore, proposed that such a statement be requested as a local requirement.
 - The SPD now requires new buildings to be built in accordance with Code Level 3 of the Code for Sustainable Homes in line with the submission Core Strategy.
 - Detailed guidance is provided on how to protect and enhance biodiversity.
 - A summary document is being produced.
- 3.7 Various minor amendments and corrections have been made.

4 PLANNING MEMBER WORKING GROUP

- 4.1 On 24 August 2010 the results of the consultation were reported to Planning Member Working Group. Members noted the comments received and the responses and supported the adoption of the amended SPD.

5 PROPOSED ADOPTION

- 5.1 Once adopted, the SPD will supplement the Local Plan policies DG1, DG2 and DG4 and forms a material consideration in determining planning applications.

6 RECOMMENDATION

- 6.1 It is recommended that Executive adopt the amended draft Residential Design SPD.

**RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL**

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

None

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EXETER CITY COUNCIL

PLANNING MEMBER WORKING GROUP 28 SEPTEMBER 2010

EXECUTIVE 28 SEPTEMBER 2010

MASTERPLAN FOR THE FUTURE DEVELOPMENT OF MONKERTON & HILL BARTON

1 PURPOSE OF REPORT

- 1.1 Members may recall the papers at Planning Member Working Group, Planning Committee and Executive in January 2010 which explained the purpose and detailed content of the draft Masterplan and obtained member approval for use of the draft Masterplan for development management purposes and for consultation.
- 1.2 The purpose of this report is to inform Members of the outcome of the public consultation on the draft Masterplan, to seek approval for its use for Development Management purposes (superceding the previous draft) and for its future adoption as a Supplementary Planning Document.

2 BACKGROUND

- 2.1 The Monkerton & Hill Barton study area, delineated in red on the plan attached at Appendix A, is located at the eastern edge of Exeter, around 4 miles from Exeter city centre and in close proximity to Junction 29 of the M5 motorway. It is sandwiched between the main rail line to Waterloo to the north, the M5 to the east, the A3015/Honiton Road to the south and the City's outer bypass (the B3181) to the west. The recently developed Monkerton link road (Cumberland Way) crosses the site from north to south.
- 2.2 The Masterplan is prepared for the Monkerton & Hill Barton Strategic Allocation proposed in the Exeter Core Strategy Proposed Submission draft. The Core Strategy identified this area as delivering 2500 new dwellings and 5 hectares of employment land and associated infrastructure including a gypsy and traveller site.
- 2.3 The Masterplan for the Monkerton & Hill Barton area was commissioned to:
 - Present a comprehensive development strategy based on the principles of sustainability, which provides for a mixture of land uses i.e. housing and employment supported by local retail and community facilities and green infrastructure;
 - Present options for low or zero carbon development;
 - Identify the development capacity of the area, having regard to the Council's wider development objectives for Exeter;

- Identify arrangements for access and movement within the site and linkages with surrounding areas, including for pedestrians and cyclists as well as all vehicles;
 - Establish the design principles that will create a high quality and sustainable environment in terms of buildings and spaces;
 - Provide a clear and practical delivery strategy;
 - Identify and prioritise key infrastructure requirements;
 - Provide a sound basis for allocating land in the Exeter Local Development Framework (LDF), taking into account issues of viability and deliverability; and
 - Establish a clear framework within which any planning application for development in the area could be determined.
- 2.4 The Masterplan has been jointly commissioned by Exeter City Council, Devon County Council, Exeter and East Devon Growth Point Team and landowner representatives.
- 2.5 The Masterplan has been prepared by LDA Design with support from Parsons Brinckerhoff on transport matters, GVA Grimley on property issues and Gardiner and Theobald on cost and viability matters. An Implementation Plan has been prepared alongside the Masterplan. However, final costing of the necessary infrastructure elements has not been agreed and hence viability of the overall plan has not yet been demonstrated. The implementation plan will require the developers to make significant contributions to the infrastructure costs and work together to equalise land values across different ownerships particularly to realise the Green Infrastructure framework. It should be recognised that this may have implications for the spatial proposals in the Masterplan.
- 2.6 Stakeholder interests were explored at a series of workshops held in July, August and September 2009. These gathered input from a range of interested parties, landowners, government agencies and statutory bodies to inform preparation of the vision and aims of the Masterplan and the proposed development strategy.
- 2.7 The Masterplan is an A3 size document of over 140 sides. A copy of the proposed final version dated September 2010 is available in the Members Room and electronic copies are available on request.

3 CHANGING POLICY POSITION

- 3.1 Following revocation of the Regional Spatial Strategy (RSS) the government has advised that local planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land. The Exeter Core Strategy Submission Draft makes provision for 12,000 dwelling in the city in the period 2006-2026 and sets out how the strategic allocation areas of Monkerton & Hill Barton, Newcourt and Alphington are central to the delivery of this strategy. However, that document cannot provide detailed development guidance. There is significant developer interest in bringing forward development and there is therefore also a need to provide guidance for development in the short term.

- 3.2 The government has further advised that the abolition of Regional Spatial Strategies means that local authorities will be responsible for determining the right level of Gypsy and Traveller site provision and that they should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAAs) will form a good starting point for establishing site requirements. Whilst a replacement of Circular 01/06: Planning for Gypsy and Traveller Caravan Sites is anticipated, it is not expected to depart significantly from the above stated approach of the current government as set out above.

4 CONSULTATION

- 4.1 The draft Masterplan was subject of a six week public consultation that ran during March and April 2010. The consultation documents were made available in the local and central libraries, at the civic centre and were available to view and download from the Council website. The consultation was advertised by notice in the Express and Echo and a front page article in the Exeter Citizen which is delivered to all households, these advertised of the details of the consultation including the two staffed exhibition sessions, held on a Saturday and a weekday evening. Stakeholders and persons who had registered on a planning consultation database were advised by an email or letter.
- 4.2 A total of 176 written responses were received and a table summarising them, and the Council's proposed response to the points that were raised, is available in the Members room.
- 4.3 Setting aside responses with regards the location of a Gypsy and Traveller Site which are dealt with in section 5 below, the most commonly raised objections (and the Council's proposed response to them) are:

i) Loss of green fields, objection to housing, change to character of the area

As an urban development project, the Council accepts there will be a loss of green spaces and a change to the character of the area. However, the purpose of the Masterplan is to ensure the Council can have greater influence in guiding the detailed development of the area. The Exeter Fringes Landscape Sensitivity and Capacity Study (2007) assessed the landscape of this area and concluded there was some development potential. A key element of the Council's approach is to fit new development into a strong landscape structure. The Masterplan builds on the Green Infrastructure Strategy, which provides a green infrastructure framework for the new development. A strong emphasis on sustainable forms of transport should help to mitigate the impact of the development on local roads and road safety.

ii) Residential densities are too high

Higher densities are important in maximising public transport use and the economic prospects for community energy networks – both are essential in moving towards a zero carbon future. Other benefits include making efficient use of land, preventing the need for further greenfield sites to be developed and in providing viable and well-used local facilities. The Masterplan sets out the need for high quality design and layout in order to provide a place where people would

like to live and work. A strong emphasis is placed on providing development within a strong green infrastructure framework to ensure an attractive and healthy environment is created.

The proposed densities vary to respect the local context and reduce the impact on existing residential areas. As a result, it is proposed that there are lower densities abutting existing development. Detailed consideration will be given to building heights at the time specific proposals are submitted as planning applications.

The Core Strategy emphasises the importance of achieving the highest appropriate levels of density in order to achieve sustainable development that supports public transport and low carbon energy infrastructure. Whilst the density requirements may no longer be stipulated by the region, the arguments for encouraging higher densities remain. Great care needs to be taken to ensure this is achieved without adversely affecting the quality of places. The Council is currently preparing a Residential Design Guide which will help raise design standards in residential schemes and includes standards for minimum garden and room sizes.

iii) Effect on highway network

The Council is working with the Exeter and East Devon Growth Point, Devon County Council and others to ensure a co-ordinated approach is taken in respect of growth to the east of Exeter. The Exeter and East Devon Infrastructure Study and the Green Infrastructure Strategy assess how the proposed growth may be accommodated and identify the measures required, including future infrastructure requirements, to mitigate its impact. Devon County Council is also updating the Local Transport Plan and preparing Access Strategies for growth to the east of the city. The Masterplan's strong emphasis on sustainable forms of transport should help to mitigate the impact of the development on local roads. The Local Highways Authority will assess all planning applications received to ensure the impact of development on the road network is acceptable.

In order to create a sustainable urban extension, and to mitigate the impact of the development on air quality and local roads, the Masterplan puts a strong emphasis on designing a place that is well served by public transport and provides a range of alternatives to travelling by car. In addition, the proposed road layout on the development will be designed to reduce permeability for cars and to discourage car travel to the City Centre.

Accesses will need to be designed in such a way as to satisfy the Local Highway Authority at Devon County Council that levels of visibility and highway safety are of an acceptable standard. Further detailed consideration will be given to this matter once detailed proposals are submitted through a planning application.

iv) Effect on living conditions of existing dwellings

The proposed densities vary to respect the local context and reduce the impact on existing residential areas. As a result, it is proposed that there are lower densities abutting existing development. Further consideration will be given to

building heights and the impact on existing dwellings in considering specific proposals submitted as a planning applications.

v) Impact of new rail halt

The rail halt will play an important role in offering sustainable transport alternatives to those living and working in and around the Monkerton & Hill Barton area, thereby reducing the need to travel by car. Technical constraints will determine the feasibility and precise location of the station but the Council will seek as far as possible to minimise the impact on neighbouring residential amenities. Planning powers could be used, for example, to control lighting, hours of operation, require screening and restrict amplified announcements.

5 GYPSY AND TRAVELLER SITE SELECTION

- 5.1 The four options presented in the Masterplan consultation were selected for consultation by applying the site requirements and the Core Strategy criteria to the land within the Masterplan boundaries.
- 5.2 The points raised in the responses to the consultation have been considered, and the four options have been assessed against the suitability criteria set out in the Core Strategy Proposed Submission. The scored assessment is set out in the table attached as Appendix C.
- 5.3 Of the 176 consultation responses received 96 included points relating to the siting of a Gypsy and Traveller site. Responses to the public consultation mainly raised objection to the inclusion of a Gypsy and Traveller site in this area. Of those respondents who differentiated between sites the majority objected to sites 1 and 2, whilst site 3 received a balance of responses and site 4 received more support than objection.
- 5.4 The site north of the Met Office and west of Oberon Road (consultation site 4) has been selected to be included. This selection was agreed with the All Party Member Working Group in accordance with the process agreed by the Planning Member Working Group in 2008. This location is shown in the Masterplan extract attached as Appendix B.
- 5.5 The selected site scored well against the site selection criteria in that safe and convenient access could be provided from the new road link and that this link would be delivered at an early stage, there is good safe access to local facilities including schools. The site is not adjacent existing dwellings, and adequate physical separation from Ellen Tinkham School and the Met Office can be achieved to avoid potential conflict between different user requirements.
- 5.6 Sites on Tithebarn Lane (No. 1) and Gypsy Hill Lane (No.2) were considered unsuitable without an alternative access to the current arrangement on narrow lanes fronting residential properties. The delivery of the road link which will improve access is not phased to be delivered until later in the development period, around 2018. The sites on Tithebarn Lane and Cumberland Way (No. 3) were considered to have greater landscape impact and sites 2 and 3 were in close proximity to existing dwellings.

6 AMENDMENTS

In addition to the inclusion of the location of a Gypsy and Traveller site the amendments to the Masterplan following consultation include:

- Amendments to update the planning policy background.
- Reduction in density of residential development adjacent rail line.
- Land parcel at junction of Gypsy Lane and Tithebarn Lane shown as having potential for development.
- Further advice on archaeology.
- Possibility of co-locating some community facilities with primary schools allowed for.
- Extension of library at Pinhoe allowed for as alternative to new provision.

7 ADVICE SOUGHT/RECOMMENDATION

- 7.1 That Planning Member Working Group supports the use of the Masterplan for Development Management purposes and its future adoption as a Supplementary Planning Document.
- 7.2 That Executive agrees the use of the Masterplan for Development Management purposes and its future adoption as a Supplementary Planning Document

RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

Monkerton and Hill Barton Masterplan Study September 2010 by LDA Design.

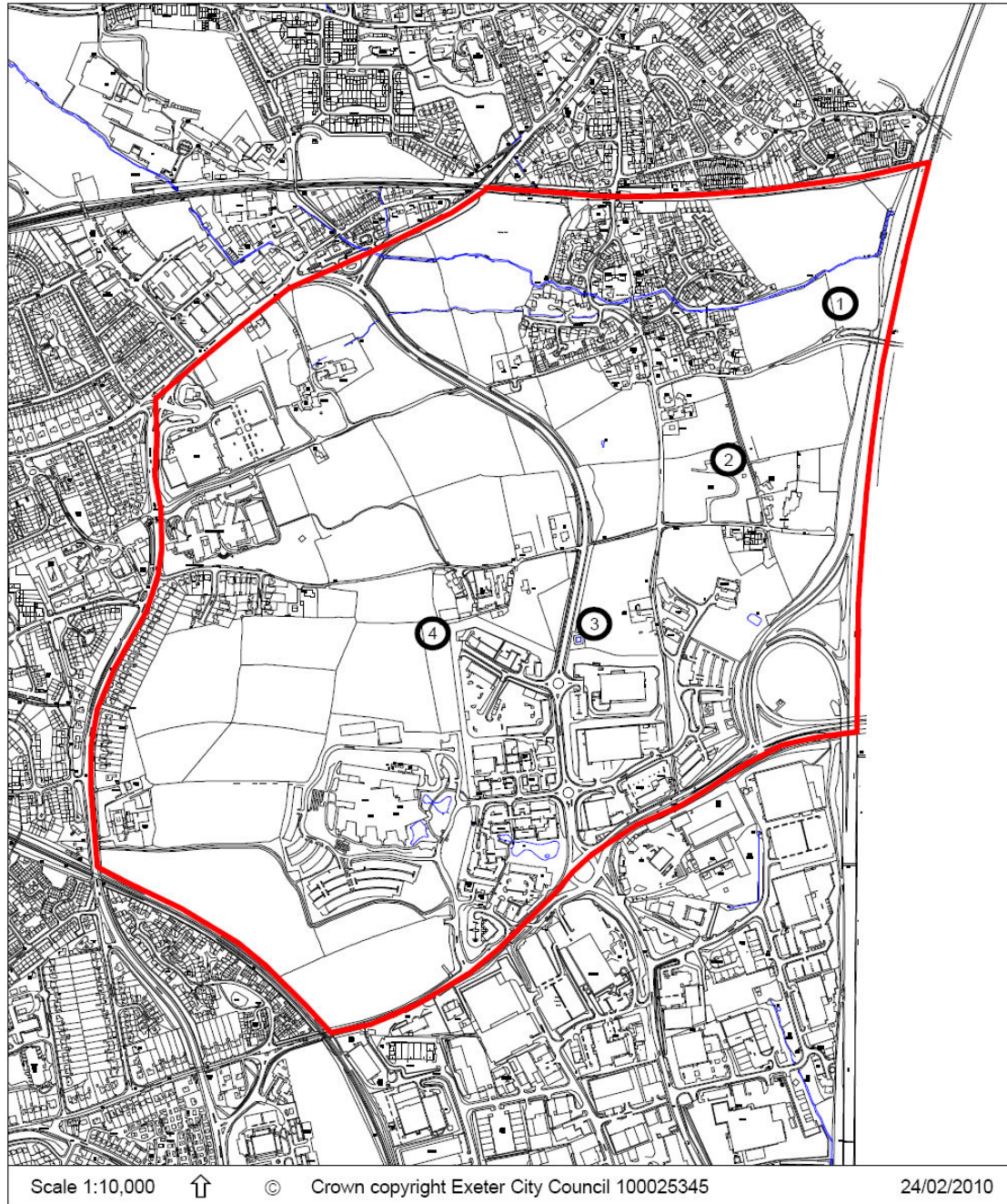
Exeter Local Development Framework Core Strategy Submission Draft.

Statement of responses.

APPENDIX A

Monkerton / Hill Barton Masterplan Area

Gypsy and Traveller site options subject of consultation shown.



APPENDIX B

**Monkerton / Hill Barton Masterplan Illustrative Plan
Showing location of Gypsy and Traveller Site**



Key:

	Mixed Use Centre		Allotments
	Residential		Landscape
	Employment		Ridgeline Plots
	Mixed Use		HQPT Route
	Education		HQPT Stop
	Informal Space		Rail Halt
	Formal Space		Gypsy & Traveller Site

APPENDIX C

Monkerton / Hill Barton Masterplan Area Gypsy and Traveller Site Option Scoring

Criteria	Site 1		Site 2	
	marks/10	Notes	marks/10	Notes
a) Well located on highway network	5	Existing access from Tithebarn Lane, approaching from west this passes through Monkerton. New link road would provide direct access from primary road network.	5	Direct access currently possible from Gipsy Hill Lane only. This is intended to be green travel route. Access can be delivered from new link road when completed.
b) Safe and convenient access	4	Includes short distances of narrow lane without footpath.	4	Includes short distances of narrow lane without footpath.
c) Reasonable distance from local facilities	6	Local services at Pinhoe and as part of M&HB development.	6	Local services at Pinhoe and as part of new Pilton centre.
d) Minimise environmental and landscape impact	5	Greenfield site. Exposed to views from north and motorway. May require combining with adjacent site and some hedgerow removal. Greenfield site.	7	On ridgeline where low rise development can be screened from view by structural landscaping. Greenfield site.
e) Protects adjacent occupiers	7	No immediately adjacent existing occupiers, views of site from Monkerton and Pinhoe. Adequate boundary with proposed residential development can be provided.	4	Close to a small number of residential properties and hotel. Adequate boundary with proposed educational development can be provided.
f) Adequate privacy, security, storage and residential amenity	5	Site can offer privacy, storage and security but is close to motorway and is sloping.	6	Land parcel is large enough to accommodate requirements and deliver adequate amenity. Siting in the western part of the nursery site would separate the site from existing development.
g) Provides adequate parking to meet needs	8	Land parcel is large enough to accommodate parking	8	Land parcel is large enough to accommodate parking
Score (total)	40		40	

Criteria	Site 3		Site 4	
	marks/10	Notes	marks/10	Notes
a) Well located on highway network	8	Access could be provided from Cumberland Way.	8	Hollow Lane is narrow and intended to become a route on which pedestrians are prioritised. Adequate vehicular access dependent on new road network but would be good standard.
b) Safe and convenient access	7	Good access links by all modes.	7	Hollow Lane narrow and without footpaths. Masterplan envisages this being made more attractive to pedestrians and cyclists and could provide good access to Hill Barton Road.
c) Reasonable distance from local facilities	4	Pinhoe accessible but through narrow lanes without footpath and over ridge line.	7	Access to Hill Barton Road and Pinhoe.
d) Minimise environmental and landscape impact	5	Site on which low rise development can be screened from views by structural landscaping. Greenfield site.	6	On ridgeline where low rise development can be screened from view by structural landscaping. Greenfield site. May require some hedgerow removal to form site.
e) Protects adjacent occupiers	5	Close to a small number of existing residential properties. Adequate boundary with existing and proposed residential development can be provided.	6	Metoffice, Ellen Tinkham School site nearby. Adequate boundary with existing and proposed residential development can be provided.
f) Adequate privacy, security, storage and residential amenity	5	Land parcel is large enough to accommodate requirements and deliver adequate amenity.	5	Adequate space to accommodate requirements and deliver adequate amenity.
g) Provides adequate parking to meet needs	8	Land parcel is large enough to accommodate parking	8	Adequate space available to provide site that accommodates parking accommodate parking
Score (total)	42		47	

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EXETER CITY COUNCIL

PLANNING MEMBER WORKING GROUP 28 SEPTEMBER 2010

EXECUTIVE 28 SEPTEMBER 2010

MASTERPLAN FOR THE FUTURE DEVELOPMENT OF NEWCOURT

1 PURPOSE OF REPORT

- 1.1 Members may recall the papers at Planning Member Working Group, Planning Committee and Executive in February 2010 which explained the purpose and detailed content of the draft Masterplan and obtained Member approval for use of the draft Masterplan for development management purposes and for consultation.
- 1.2 The purpose of this report is to inform Members of the outcomes of the public consultation on the draft Masterplan, to seek approval for its use for Development Management purposes (superceding the previous draft) and for its future adoption as a Supplementary Planning Document.

2 BACKGROUND

- 2.1 The Newcourt area, delineated in red on the plan at Appendix A, is located at the eastern edge of Exeter, around 4 miles from Exeter city centre and in close proximity to Junction 30 of the M5 motorway. Triangular in shape it is bounded by the A379 to the west, the M5 to the east and Topsham Road to the south. The Exeter to Exmouth rail line crosses the area from north to south.
- 2.2 The Masterplan is prepared for the Newcourt Strategic Allocation proposed in the Exeter Core Strategy Submission draft. The Core Strategy identified this area as delivering 2300 additional new dwellings and 16 hectares of employment land and associated infrastructure and including a gypsy and traveller site.
- 2.3 The Masterplan has been prepared by Exeter City Council working with Devon County Council. The Masterplan is based on a Masterplan study commissioned from Atkins Design Solutions, however that work has been supplemented by the Growth Point Green Infrastructure Study and additional work prepared by Devon County Council on education provision and transport matters.
- 2.4 The Masterplan for the Newcourt area was prepared to:
 - Present a comprehensive development strategy based on the principles of sustainability, which provides for a mixture of land uses i.e. housing and employment supported by local retail and community facilities and green infrastructure;

- Identify and protect key habitats and linkages;
- Identify the development capacity of the area;
- Identify arrangements for sustainable access and movement within the site and linkages with surrounding areas;
- Provide a sound basis for allocating land in the Exeter Local Development Framework (LDF);
- Establish a clear framework within which any early planning application for development in the area could be determined.

3 CHANGING POLICY POSITION

- 3.1 Following revocation of the Regional Spatial Strategy (RSS) the government has advised that local planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land. The Exeter Core Strategy Submission Draft makes provision for 12,000 dwelling in the City in the period 2006-2026 and sets out how the strategic allocation areas of Monkerton & Hill Barton, Newcourt and Alphington are central to the delivery of this strategy. However, that document cannot provide detailed guidance. There is significant developer interest in bringing forward development and there is therefore also a need to provide guidance for development in the short term.
- 3.2 The government has further advised that the abolition of Regional Strategies means that local authorities will be responsible for determining the right level of Gypsy and Traveller site provision and that they should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAA's) will form a good starting point for establishing site requirements. Whilst a replacement of Circular 01/06: Planning for Gypsy and Traveller Caravan Sites is anticipated, it is not expected to depart significantly from the above stated approach of the current government as set out at section 3.1.

4 CONSULTATION

- 4.1 The draft Masterplan was subject of a six week public consultation that ran from 1 March until 12 April 2010. The consultation documents were made available in the local and central libraries, at the Civic Centre and were available to view and download from the City Councils website. The consultation was advertised by notice in the Express & Echo and a front page article in the Exeter Citizen which is delivered to all households and advised of the details of two staffed exhibition sessions, held on a Saturday and a weekday evening. Stakeholders and persons who have registered on the consultation database were advised by email or letter.
- 4.2 A total of 62 written responses were received and a table summarising them, and our response to the points that were raised, is available on request.
- 4.3 Setting aside responses with regards the location of a Gypsy and Traveller Site which are dealt with in section 5 below, the most commonly raised objections (and the Council's responses to them) were:

i) Residential densities are too high.

Higher densities are important in maximising public transport use and the economic prospects for community energy networks – both are essential in moving towards a zero carbon future. Other benefits include making efficient use of land, preventing the need for further greenfield sites to be developed and in providing viable and well used local facilities. A strong emphasis is placed on providing development within a strong green infrastructure framework to ensure an attractive and healthy environment is created.

The Core Strategy emphasises the importance of achieving the highest appropriate levels of density in order to achieve sustainable development that supports public transport and low carbon energy infrastructure. Whilst the density requirements may no longer be stipulated by the region, the arguments for encouraging higher densities remain. Great care needs to be taken to ensure this is achieved without adversely affecting the quality of places.

The Newcourt Masterplan sets out the general principles for development in the Newcourt area and sets density targets. However, development will be considered in light of all local planning policy guidance including design and open space standards. The Council are currently preparing a Residential Design Guide which will raise design standards in residential schemes and which sets standards for minimum garden and room sizes.

ii) Effect on highway network.

The Council is working with the Exeter and East Devon Growth Point, Devon County Council and others to ensure a co-ordinated approach is taken in respect of growth to the east of Exeter. The Exeter and East Devon Infrastructure Study and the Green Infrastructure Strategy assess how the proposed growth may be accommodated and identify the measures required, including future infrastructural requirements, to mitigate its impact. Devon County Council is also updating the Local Transport Plan and preparing Access Strategies for growth to the east of the city. The Masterplan's strong emphasis on sustainable forms of transport should help to mitigate the impact of the development on local roads. The Local Highways Authority will assess all planning applications received to ensure the impact of development on the road network is acceptable.

In order to create a sustainable urban extension, and to mitigate the impact of the development on air quality and local roads, the Masterplan puts a strong emphasis on designing a place that is well served by public transport and provides a range of alternatives to travelling by car. In addition, the proposed road layout on the development will be designed to reduce permeability for cars and to discourage car travel to the City Centre.

Accesses will need to be designed in such a way as to satisfy the Local Highway Authority at Devon County Council that levels of visibility and highway safety are of an acceptable standard. Further detailed consideration will be given to this matter once detailed proposals are submitted through a planning application.

5 GYPSY AND TRAVELLER SITE SELECTION

- 5.1 The three site location options presented in the Masterplan consultation were selected for consultation by applying the site requirements and the Core Strategy criteria to the land within the Masterplan boundaries.
- 5.2 The points raised in the responses to the consultation have been considered, and the three options have been scored against the suitability criteria set out in the Core Strategy Proposed Submission.
- 5.3 Of the 62 consultation responses received 31 included points relating to the siting of a Gypsy and Traveller site and of those 23 raised objection in principle to the inclusion of a Gypsy and Traveller site in this area. Of the small number of respondents who differentiated between sites, three objections were made to site 1, while sites 2 and 3 received both support and objections.
- 5.4 The sites were also scored against the site selection criteria set out in the Core Strategy Proposed Submission. This scoring is set out in Appendix C.
- 5.5 Development in the area of sites near Sandy Park (No. 1) and east of St. Bridget Nurseries (No.2) were considered unsuitable without improvements to access so that this could be delivered from the A379 rather than Old Rydon Lane. Access to services is currently poor.
- 5.6 The site on the north side of Topsham Road adjacent the Topsham FC football ground (consultation site 3) scored well against the site selection criteria in that safe and convenient access could be provided from Topsham Road directly or as a spur from the new access road. The opportunity to site north of the football club and access between the football club and the motorway can also be explored. The site is removed from existing dwellings, which is considered to make it more equitable. The closest dwellings Newport Park are on the south side of Topsham Road.
- 5.7 The site on the north side of Topsham Road adjacent the Topsham FC football ground (consultation site 3) has been selected to be included in the Masterplan. This selection was arrived at in consultation with the All Party Member Working Group in accordance with the process agreed by the Planning Member Working Group in 2008. This location is shown in the Masterplan extract attached as Appendix B.

6 AMENDMENTS

- 6.1 In addition to the inclusion of the location of a Gypsy and Traveller site the amendments to the Masterplan following consultation include:
 - Amendments to update the planning policy background.
 - Proposals for community uses on the middle depot site have been removed.

- Possibility of co-locating some community facilities with primary schools allowed for.
- The provision of additional local retail in the southern part of the area has been allowed for.
- Land shown for residential land under the electricity lines has been removed. Encouragement to explore potential alterations to the electricity lines has been added.
- Further advice on archaeology has been included.

7 ADVICE SOUGHT/RECOMMENDATION

- 7.1 That Planning Member Working Group supports the use of the Masterplan for Development Management purposes and for its future adoption as a Supplementary Planning Document.
- 7.2 That Executive agrees the use of the Masterplan for Development Management purposes and for its future adoption as a Supplementary Planning Document.

**RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL**

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

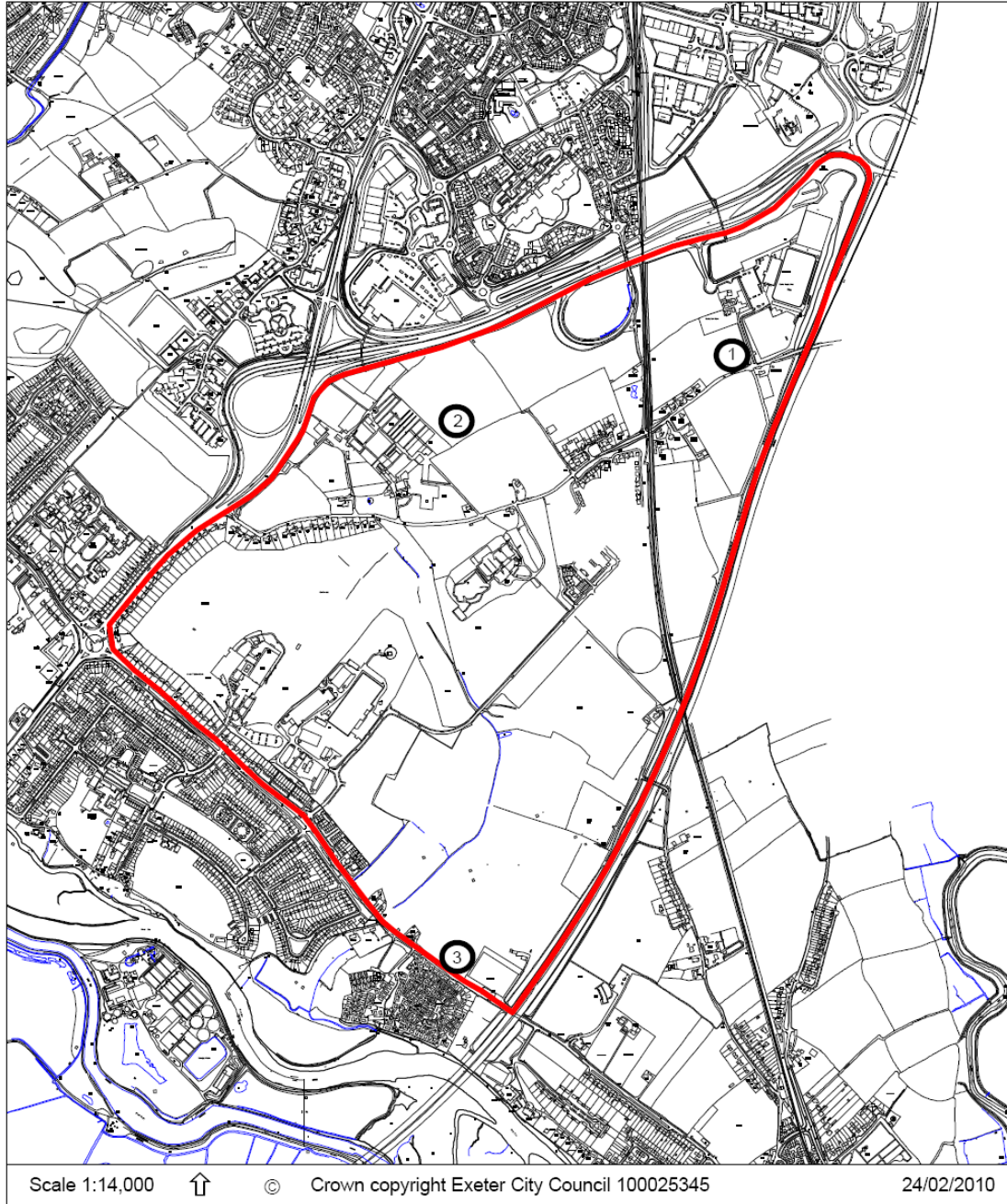
Exeter Local Development Framework Core Strategy Preferred Options paper 2006
 Exeter Local Development Framework Core Strategy Consultation Paper 2009
 Transportation Access Strategy Addendum Report, Devon County Council
 Education Statement, Devon County Council
 Newcourt Masterplan Preferred Option, Exeter City Council
 Newcourt Masterplanning Study, Atkins on behalf of Exeter City Council
 Transportation Technical Report, Atkins on behalf of Exeter City Council
 Strategic Air Quality Assessment, Atkins on behalf of Exeter City Council
 Water Quality Impact Assessment, Atkins on behalf of Exeter City Council
 Implementation Plan, Atkins on behalf of Exeter City Council
 Green Infrastructure Strategy, Exeter and East Devon Growth Point

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APPENDIX A

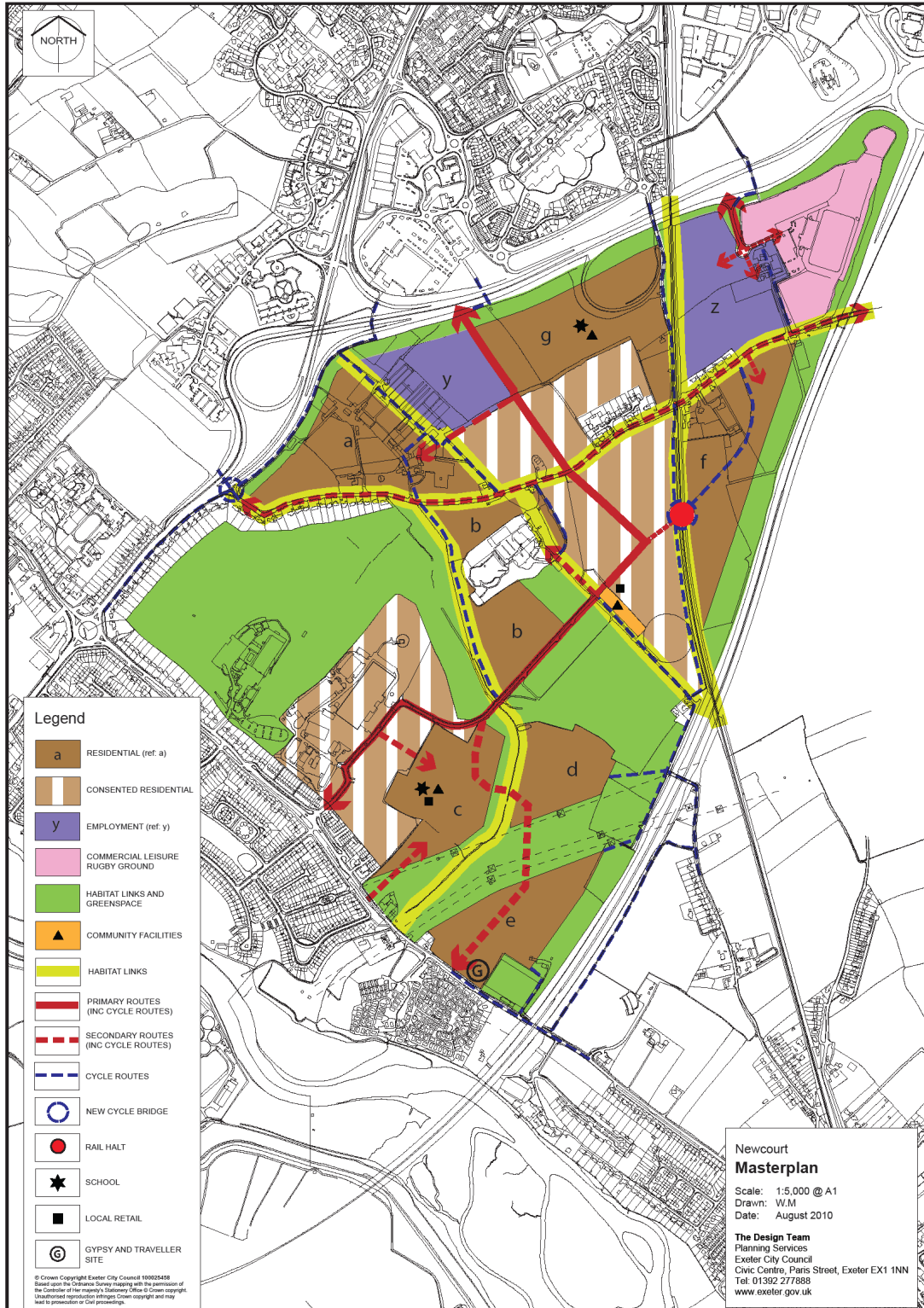
Newcourt Masterplan Area

Gypsy and Traveller site options subject of consultation shown



APPENDIX B

Monkerton / Hill Barton Masterplan Illustrative Plan Showing location of Gypsy and Traveller Site



APPENDIX C

Monkerton / Hill Barton Masterplan Area Gypsy and Traveller Site Option Scoring

Criteria	Site 1		Site 2		Site 3	
	marks/10		marks/10		marks/10	
a) Well located on highway network	7	Access provided from A379 via new link to roundabout	7	Access provided from link road currently under construction.	6	Access provided from Topsham Road
b) Safe and convenient access	7	Good access to road, cycle and pedestrian networks delivered by Masterplan.	7	Good access to road, cycle and pedestrian networks delivered by Masterplan.	7	Good access to road, cycle and pedestrian networks delivered by Masterplan.
c) Reasonable distance from local facilities	5	Some distance from existing schools and healthcare and would be reliant on new facilities in the Newcourt Area.	6	Some distance from existing schools and healthcare and would be reliant on new facilities in the Newcourt Area.	7	Local facilities at Glasshouse Lane. Adequate crossing opportunities on Topsham Road should be provided. New school, local facilities to be provided within Newcourt area.
d) Minimise environmental and landscape impact	6	Gently sloping site where low rise development could be screened by structural planting. Greenfield site.	6	Gently sloping site where low rise development would be screened by structural planting. Greenfield site.	7	Level site where low rise development would be screened by structural planting. Greenfield site.
e) Protects adjacent occupiers	5	Existing residential occupiers at Sandy Park and on Old Rydon Lane. Adequate boundary with proposed employment uses could be delivered.	6	Adjacent to Nursery site and dwelling.	7	Adjacent to Topsham FC ground. Nearest residential occupiers on Topsham Road.
f) Adequate privacy, security, storage and residential amenity	7	Land parcel large enough to accommodate a Gypsy and Traveller site and provides for adequate levels of amenity.	5	Land parcel large enough to accommodate a Gypsy and Traveller site and provides for adequate levels of amenity.	7	Land parcel large enough to accommodate a Gypsy and Traveller site and provides for adequate levels of amenity.
g) Provides adequate parking to meet needs	8	Land parcel large enough to accommodate parking.	8	Land parcel large enough to accommodate parking.	8	Land parcel large enough to accommodate parking.
Score (total)	45		46		49	

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EXETER CITY COUNCIL

EXECUTIVE 28 SEPTEMBER 2010

PLANNING ISSUES RELATING TO HMOs FOR 3-6 STUDENTS PROPOSED ARTICLE FOUR DIRECTION AND AMENDED PLANNING POLICY

1 PURPOSE OF REPORT

1.1 The purpose of this report is to:

- (i) Update Members on Government proposals for planning control of small HMO uses (Use Class C4);
- (ii) To agree a proposed Article 4 Direction to remove permitted development rights for such uses in parts of Exeter;
- (iii) To undertake further work on proposed amendments to the Council's Supplementary Planning Guidance on Student Accommodation including further public consultation.

This report was considered by Planning Member Working Group on 24 August 2010.

2 BACKGROUND

- 2.1 In February 2010, the previous Government announced that it proposed to create a new use class (C4 Small HMOs) to bring such uses within planning control. This change took effect on 6 April 2010 (see PMWG report – February 2010). Prior to this time, a group of 3-6 people living as a single household (such as a shared student house) was not treated as a material change of use from a Class C3 family dwelling. In June 2010 the Coalition Government announced that it intended to retain the new Use Class, but from October it intended to treat changes of use from Class C3 to Class C4 as Permitted Development that would not normally require planning permission. If Councils wish to exercise planning control over changes from Class C3 to C4 they need to make Article Four Directions removing permitted development rights. Following a short limited consultation, the Government announced on 7 September that it would proceed with this approach and laid the regulations before Parliament.
- 2.2 In Exeter, the issue of HMOs is largely synonymous with student properties. Over 70% of registered HMOs are exempt from Council Tax due to entire student occupation. Relatively few HMOs are more than six persons constituting 'sui generis' uses that always need planning permission.
- 2.3 The Council adopted a policy in 2007 of supporting the expansion of the University of Exeter, subject to a caveat that at least 75% of the additional student numbers should be accommodated in purpose built accommodation. The University has completed about 1,000 bedspaces of additional accommodation in accordance with this policy and about 2,000 bedspaces have planning permission or are under construction. Despite this progress, the number of private properties that are exempt from Council Tax, due to their entire occupation by full time students, continues to grow from 1,184 in 2006

to 1,930 in 2010. These additional properties focused in certain areas of the City are causing problems of imbalanced communities and are affecting the character of areas. About forty roads have more than 25% of properties exempt from Council Tax and six roads have more than two thirds of properties. A schedule of roads with a high proportion of exemptions is at Table 1 and of exemptions by Ward is at Table 2.

- 2.4 The Council's existing policy on HMOs and purpose built student housing is H5 of the Exeter Local Plan First Review. This policy supports additional accommodation subject to a number of criteria. Criterion 'b' relates to avoiding the creation of imbalanced communities. Supplementary Planning Guidance on the application of the criterion was adopted by the Council in February 2008 (Student Accommodation Development in Residential Areas: Supplementary Planning Guidance). This guidance identifies three areas of the City where the proportion of Council Tax exemptions already exceeds 25% of dwellings where further student accommodation development will be resisted.

3 THE NEED FOR AN ARTICLE FOUR DIRECTION

- 3.1 The Council has previously considered it important to seek to limit excessive concentrations of student accommodation to avoid adverse impacts upon areas. The recent Government proposals have resulted in the creation of new small HMOs becoming subject to planning control in April 2010, however this will be lost from 1 October unless an Article 4 Direction is applied removing this new Permitted Development right.
- 3.2 The procedure for making an Article Four Direction is that Executive needs to approve a proposed direction, notice must be published through a local advertisement, and at least two notices posted stating a place where the Direction can be inspected. A period of at least 21 days must be allowed for consultation. Executive could delegate to the Head of Planning and Building Control, in consultation with the Portfolio Holder, authority to consider the results of the consultation and to decide whether to proceed or modify the direction. A copy of the notice is served on the Secretary of State in case he wishes to modify or quash the direction. He can do this anytime before it comes into force.
- 3.3 A period of at least 28 days and no more than two years must be allowed before an Article Four direction comes into force. The Government has decided that the compensation provisions that normally apply to Article Four Directions be limited to a liability where less than 12 months notice is given and limited to applications submitted within 12 months of Direction taking effect. The liability extends to abortive expenditure such as conversion work and depreciation from the loss of the Permitted Development right. Properties will acquire an enhanced value due to the Permitted Development right on 1 October.
- 3.4 The Government has stated it aims to issue revised guidance on the general procedures for making Article Four directions before 1 October, however, this was not available at the time of preparation of this report.
- 3.5 If the Council provides 12 months notice, then an Article Four direction could not take effect until after the start of two further academic years.

- 3.6 The area covered by an Article Four direction should have regard to areas where there is an existing problem of a concentration of HMOs that the Council may wish to control and a 'buffer zone' of areas that have a lesser concentration and may come under pressure due to future expansion of the University. A proposed area is shown on Plan One. The background of how it is defined is explained in paragraph 8.3.

4 FUTURE COUNCIL POLICY

- 4.1 Policy H5 of the Exeter Local Plan First Review remains the development plan policy against which proposals need to be assessed. Members may wish to re-assess the Supplementary Planning Guidance on the implementation of criterion 'b' on community imbalance.
- 4.2 In assessing the SPGs it is appropriate to have regard to recent public representations on the issues.

5 REPRESENTATIONS ON EXISTING POLICY

- 5.1 The Council has received a significant number of representations seeking changes in the existing policy in the period since February 2010 when the former Government announced the introduction of controls on HMOs.
- 5.2 A letter has been received from ten Residents Associations in St James Ward seeking a policy based on ward boundaries and fine-grained controls to reflect different circumstances. The Head of Planning and Building Control subsequently met with representatives of the residents' associations to discuss their concerns.
- 5.3 About 100 letters have been received from members of the public, the majority from the areas covered by the Thornton West Residents Associations and the Bury Meadow Residents Association, seeking restrictions applying to their areas. About 50 of these are standard letters from the area covered by the Thornton West Residents Association seeking a restriction in their area and a more flexible approach where the proportion of HMOs is already high. One of these is a petition from 17 residents of Norwood House.
- 5.4 A representation has been received from the University of Exeter Student's Guild. This states that restrictions will not solve existing problems, will divide residents and students; the public transport infrastructure does not facilitate a more dispersed pattern and it is concerned about potential in-year consequences for students from enforcement against unauthorised uses.
- 5.5 A copy of all the representations can be inspected in Planning Services.

6 POLICY ISSUES

- 6.1 It is considered appropriate to separate out two issues:
- (i) the approach to large scale purpose built student accommodation;
 - (ii) the approach to changes of use of family dwellings (Class C3) to HMOs (Class C4).

- 6.2 In order to provide certainty, the Council should identify its future policy as soon as possible so that interested parties understand where within the wider area covered by any Article Four direction applications will be refused after it comes into force.

7 LARGE SCALE PURPOSE BUILT STUDENT ACCOMMODATION

- 7.1 The Council's 'nine principles' SPG, adopted in 2007 states:

The City Council

- *Supports the intention of the University to expand. The City Council, where appropriate, will impose planning conditions or seek a planning obligation to ensure that expansion in the University's teaching, research and general facilities is accompanied by the provision of significant increases in purpose-built student residential accommodation, such that 75% or more of the additional student numbers are accommodated.*
- *Seeks the provision of as much purpose built student housing as possible to reduce the impact on the private sector housing market.*
- *Recognises that relatively high density managed accommodation on appropriate sites will need to make a significant contribution to meeting future needs. Developments will be permitted subject to management and supervision arrangements appropriate to the size, location and nature of occupants of schemes.*
- *Favours provision of further student accommodation in the following general locations:*
 - *The City Centre*
 - *St David's Station/Cowley Bridge Road area*
 - *More intensive use of the Duryard Campus*

- 7.2 The University and its partners have been very successful in increasing the stock of purpose built accommodation. However, further sites will have to be found to meet the 75% criterion for longer term expansion. It is desirable that this form of accommodation is maximised to reduce impacts on the private housing market and local communities. The Council will continue to discuss with the University whether, in the longer term, further accommodation can be provided on the two campuses.

- 7.3 Private sector providers of purpose built student accommodation are unlikely to consider sites that do not have good accessibility to the University campuses. A number of sites can be identified that may provide an opportunity to deliver new purpose built accommodation. Sites of sufficient size to enable a permanent on-site management presence include:

- St David's Station
- Johnson's Laundry, Cowley Bridge Road
- Land at Exmouth Junction, Prince Charles Road
- Townsends, Western Way
- Around Exeter City Football Ground
- Upper Floors of Sidwell Street

- 7.4 Any overall policy should allow such sites to come forward if appropriate even in areas where small student HMOs may be resisted.

8 CHANGES OF USE OF FAMILY DWELLINGS

- 8.1 It is considered that an approach based upon Council Tax exemptions is the most robust, evidence based, approach to identifying any area proposed to be subject to restrictions. Areas will be identified in a more broad brush way than in the existing SPG with greater reference to Ward boundaries to reflect representations received. The assessment will be based on a 'snapshot' of data at May 2010. Data will usually be monitored on an annual basis and the policy reviewed if there are significant changes.
- 8.2 The threshold for restrictions was previously set at 25% based upon experience in Nottingham where this level was understood to correspond to areas where there was a perceived problem. Survey work in Loughborough (Charnwood Borough Council) identified that about 50% of respondents considered there was a problem at 10% student accommodation, rising to 68% at 20%. Some local residents comment that student household sizes are typically 4-6 people, while families are more typically about 2.2 people, so 25% student households may mean approaching half of an area's population. In view of public concerns that communities may still be imbalanced at around 25%, it is proposed to reduce the threshold to 20%. The more broad brush approach will result in the inclusion of some areas of St James that are presently below 20% while the Ward as a whole is over 27%, Plan Two shows a basis of possible new policy restrictions based upon a 20% exemption.
- 8.3 It is proposed to define the area subject to Article Four direction more widely to include areas that have significant numbers of Council Tax exemptions but below 20%. In these areas a restriction will also be applied when and if they should reach 20% in the future.
- 8.4 Some residents in areas such as Danes Road, where student council tax exemptions are already very high (74%) have expressed concern that a policy makes their properties unsaleable. The policy will deter investors who wish to use homes for HMOs, however, private occupiers are unlikely to buy them because of the high proportion of HMOs. An approach of applying no restrictions in areas where HMOs are already clearly in the preponderance and permanent communities may have already largely ceased to exist would be unfair to those private residents who do wish to stay in their areas. Where proposals in such areas are supported by other residents, Members may wish to allow exceptions to the general policy of restriction on new HMOs.

9 ENFORCEMENT ISSUES

- 9.1 The Council can only take action on a breach of planning control when a material change of use has actually occurred, not when a property has been sold but remains unoccupied, or when it is in the process of conversion.
- 9.2 The changes in Government policy, leading to small HMOs requiring consent from 6 April but not needing consent after 1 October until, in some areas, an Article Four is imposed, will inevitably cause confusion.

- 9.3 While the Council is under an obligation to enforce planning law, it would not be expedient to take any action against unlawful changes of use at present, where they will become lawful in October 2010.
- 9.4 Where enforcement action is taken in future it will also be important to try and avoid the eviction of students mid-term.

10 WHAT HAPPENS NOW

- 10.1 Residents' Associations, local residents and other stakeholders have expressed a strong wish to work with the Council on the development of any new policy. It is proposed that this paper be released for initial informal general consultation. Any comments received on the proposed Article Four Direction will be updated to Executive when it considers making the decision. Comments on the future policy approach will be reported back to Planning Member Working Group before a later report to Executive on an amended 'Student Accommodation in Residential Areas' Supplementary Planning Document for formal public consultation.

11 SUMMARY OF PROPOSALS

- 11.1 These proposals are subject to any revised Government guidance on general procedures for making Article 4 directions :
- Article Four Direction to be made with 12 months notice covering area shown on Plan One;
 - Existing Student Accommodation in Residential Areas Supplementary Planning Guidance to be superseded;
 - Policy to be based on a snapshot of data on Council Tax exemptions;
 - Policy only applies to Class C4 uses. Proposals for significant student accommodation (such as sites in para 7.3) will be determined on their merits;
 - Areas to be defined on a Ward/part Ward basis;
 - Future restriction to be based upon 20% Council Tax exemptions;
 - Further areas within Article Four direction will be restricted after annual monitoring indicates proportions of exemptions in those areas exceed 20%;
 - Where the proportion of Council Tax exemptions is very high and there is public support, Members have the option of considering proposals on their merits;
 - Enforcement action will not be taken against unlawful uses that will become lawful after 1 October 2010.

12 PLANNING MEMBER WORKING GROUP

- 12.1 Planning Member Working Group considered this report on 24 August 2010. It supported the proposals. Members were keen to introduce an Article Four Direction, with less than twelve months notice, if significant compensation liability could be avoided and requested that officers investigate the potential liabilities further. One Member was concerned about students being encouraged to live in other areas of Exeter where they might contribute to housing stress.

13 FINANCIAL IMPLICATIONS

- 13.1 Properties may acquire an enhanced value due to the permitted development right on 1 October. Local agents indicate that in some circumstances student HMO usage attracts a premium of about 15% on the value of properties, in other cases, there may be no premium. This would amount to about £30,000 on a £200,000 property. The Council would be liable for any depreciation, plus any abortive works. There is an average of over 180 additional Council Tax exemptions per annum, the majority of these are likely to be in areas proposed to be subject to restrictions where planning permission would be refused. Put simply, on £30,000 per property on 180 properties, we would be looking at around £5.4m. The Council could be faced with significant compensation liabilities on a large number of properties. There is no compensation liability if 12 months notice is provided. Officers strongly advise Executive to agree the 12 months notice to avoid any compensation liability.

14 RECOMMENDATION

- 14.1 That authority be delegated to the Head of Planning and Building Control, in consultation with the Portfolio Holder, Sustainable Development and Transport to make an Article 4 Direction covering the area shown on Plan 1, to remove permitted development rights for changes of use from Class C3 dwellings to Class C4 (small HMOs) with twelve months notice and to consider any representations made and, if appropriate, confirm any direction.
- 14.2 That officers undertake informal consultation on amending Council policy on student accommodation in residential areas, as outlined above, and report back to Planning Member Working Group on a draft amended document for further public consultation.

RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:

None

TABLE 1

+5-10%

+10%

ROAD	Total Dwgs at Aug 2008	Dwgs Exempt C Tax	% Exempt Dwgs	Dwgs Exempt C Tax	% Exempt Dwgs	Dwgs Exempt C Tax	% Exempt Dwgs	Dwgs Exempt C Tax	% Exempt Dwgs
Victoria Street	102	67	65.7	76	0.0	72	70.5	70	68.6
Monks Road	250	56	22.4	55	22.0	61	24.4	75	30.0
Danes Road	65	40	61.5	46	70.8	46	70.7	51	78.4
New North Road*	485	17	3.5	45	9.3	64	13.2	82	16.9
Springfield Road	54	32	59.3	37	68.5	38	70.4	40	74.1
Old Tiverton Rd	205	30	14.6	34	16.6	37	18.0	47	22.9
Culverland Road	57	33	57.9	34	59.6	38	66.6	36	63.1
Pennsylvania Rd	311	33	10.6	33	10.6	37	11.9	38	12.2
Hoopern Street **	81	17	21.0	32	39.5	33	40.7	40	49.4
Priory Road	83	30	36.1	31	37.3	32	38.5	31	37.3
Pinhoe Road	437	32	7.3	30	6.9	35	8.0	35	8.0
Mount Pleasant Rd	158	30	19.0	30	19.0	31	19.6	33	20.8
Oxford Road	88	22	25.0	24	27.3	25	28.4	28	31.8
Union Road	121	21	17.4	23	19.0	26	21.5	30	24.8
Park Road	110	24	21.8	21	19.1	25	22.7	33	30.0
Longbrook Street	83	22	26.5	21	25.3	23	27.7	39	46.9
Howell Road	102	13	12.7	21	20.6	21	20.6	26	25.5
Well Street	87	21	24.1	20	23.0	22	25.3	22	25.3
Portland Street	111	20	18.0	20	18.0	24	21.6	29	26.1
Elmside	70	20	28.6	20	28.6	23	32.9	22	31.4
Richmond/ Windsor Ct	84	5	6.0	19	22.6	26	30.9	28	33.3
St Johns Road	56	18	32.1	17	30.4	16	28.6	20	35.7
Rosebery Road	54	13	24.1	16	29.6	14	25.9	15	27.8
Monkswell Road	41	16	39.0	16	39.0	17	41.5	17	41.5
Edgerton Pk Rd	26	14	53.8	16	61.5	16	61.5	16	61.5
Prospect Park	63	13	20.6	15	23.8	15	23.8	17	26.9
Hillsborough Ave	25	15	60.0	15	60.0	16	64.0	19	76.0
Bovemoors Lane	137	25	18.2	15	10.9	15	10.9	15	10.9
Lower North St	63	14	22.2	13	20.6	16	25.4	23	36.5
Haldon Road	128	10	7.8	13	10.2	10	7.8	10	7.8
Bonhay Road	144	15	10.4	13	9.0	10	6.9	20	13.8
Powderham Cresc	108	11	10.2	12	11.1	12	11.1	13	12.0
Polsloe Road	169	14	8.3	12	7.1	13	7.7	17	10.0
Mowbray Avenue	17	11	64.7	12	70.6	12	70.6	12	70.6
Blackall Road	90	14	15.6	12	13.3	12	13.3	19	21.1
St Annes Road	60	7	11.7	11	18.3	9	15.0	14	23.3
Queens Cresc	32	10	31.3	11	34.4	12	37.5	15	46.8
Sylvan Road	83	10	12.0	10	12.0	13	15.6	16	19.3
Herschell Road	33	6	18.2	10	30.3	7	21.2	8	24.2
Blackboy Road	173	7	4.0	10	5.8	12	6.9	15	8.6

Wrentham Estate	15	8	53.3	9	60.0	9	60.0	9	60.0
Manston Road	72	10	13.9	9	12.5	10	13.9	12	16.6
Mansfield Road	40	11	27.5	9	22.5	11	27.5	13	32.5
Iddesleigh Road	27	9	33.3	9	33.3	8	29.6	9	33.3
Toronto Road	53	8	15.1	8	15.1	5	9.4	5	9.4
Salisbury Road	41	6	14.6	8	19.5	11	26.8	12	29.3
Old Park Road	15	6	40.0	8	53.3	10	66.7	10	66.7
Morley Road	20	8	40.0	8	40.0	8	40.0	8	40.0
Magdalen Road	188	9	4.8	8	4.3	11	5.8	10	5.3
Kings Road	24	7	29.2	8	33.3	9	37.5	9	37.5
Addington Court	45	4	8.9	8	17.8	9	20.0	11	24.4
Victoria Road	68	5	7.4	7	10.3	9	13.2	9	13.2
Sandford Walk	67	6	9.0	7	10.4	8	11.9	8	11.9
Monterey Gardens	35	5	14.3	7	20.0	3	6.9	3	6.9
King William St	43	6	14.0	7	16.3	4	9.3	4	9.3
Horseguards	40	6	15.0	7	17.5	6	15.0	5	15.0
Devonshire Place	68	6	8.8	7	10.3	9	13.2	8	11.7
May Street	41	7	17.1	6	14.6	10	24.3	9	21.9
Clinton Avenue	18	6	33.3	6	33.3	6	33.3	6	33.3
Bystock Terrace	27	5	18.5	6	22.2	3	11.1	5	18.5
York Terrace	9	4	44.4	5	55.6	6	66.6	5	55.5
Water Lane	168	2	1.2	5	3.0	2	1.2	3	1.8
Lucas Avenue	30	4	13.3	5	16.7	5	16.6	7	23.3
Leighton Terrace	21	5	23.8	5	23.8	6	28.5	6	28.5
Jubilee Road	27	5	18.5	5	18.5	6	22.2	7	25.9
Eldertree Gdns	20	4	20.0	5	25.0	6	30.0	6	30.0
Acland Road	50	4	8.0	5	10.0	0	-	13	26.0
Woodbine Terr	12	4	33.3	4	33.3	4	33.3	3	25.0
St Davids Hill	279	11	3.9	4	1.4	10	3.5	8	2.8
Bedford Street	74	4	12.5	4	5.4	7	9.4	9	12.1
Abbots Road	20	7	35	4	20.0	6	30.0	5	25.0
St James Road	28	4	14.3	3	10.7	4	14.2	8	28.6
St James Close	10	4	40	3	30.0	2	20.0	1	10.0

* Includes 8 cluster flats at Molly Hayes apartments in 2008 and 41 flats at Isca Place

** Includes 14 flats at Hoopern Mews in 2008

40 roads show an increase in 2008 to 2009

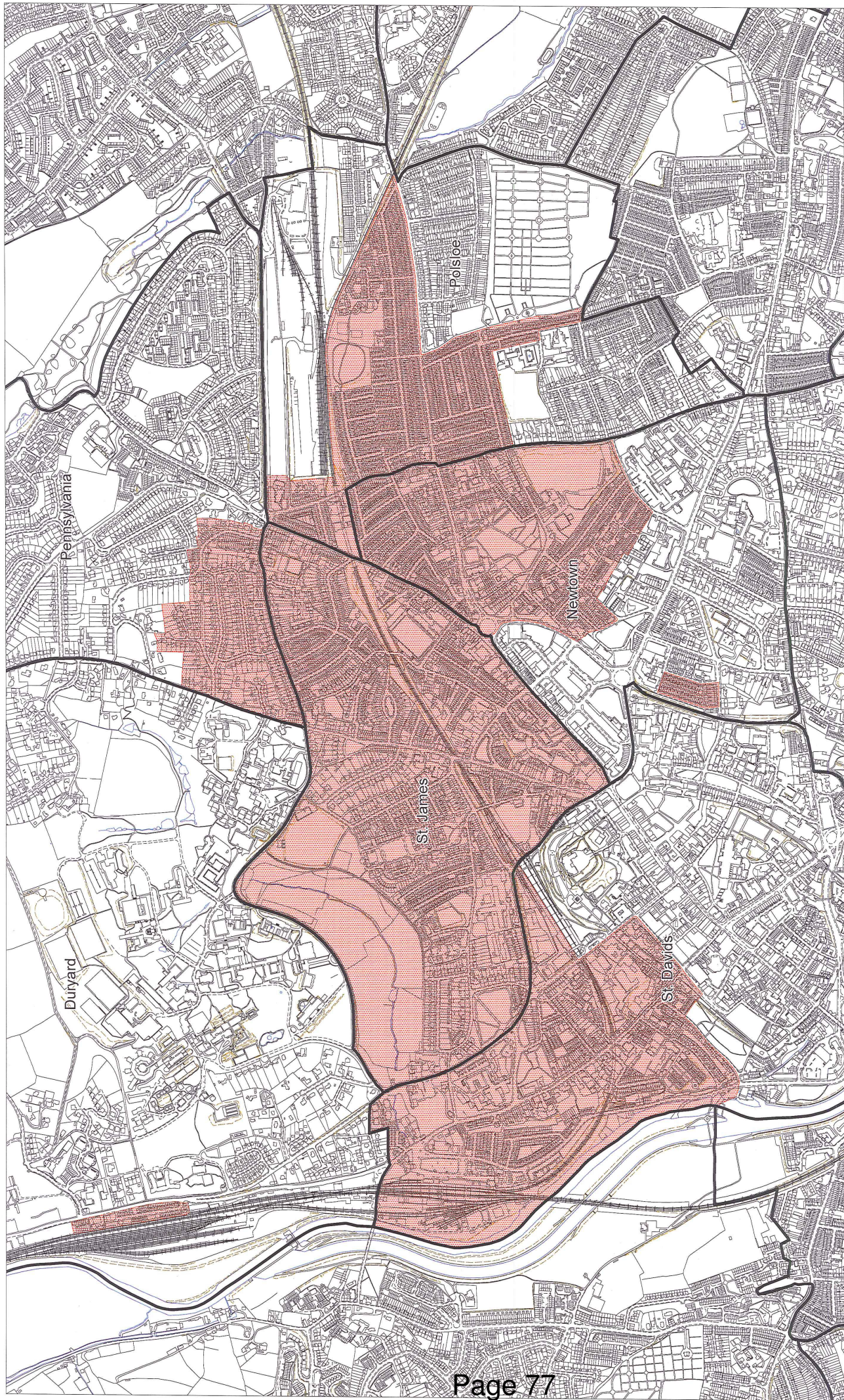
13 roads show a decrease

19 roads stay the same

TABLE 2**COUNCIL TAX EXEMPT DWELLINGS**

(due to entire occupation by full-time students)
at 18 May 2010

Ward	Total Dwellings	Council Tax Exempt	Percentage Council Tax Exempt
Alphington	3921	18	0.5%
Cowick	2288	4	0.2%
Duryard	1263	47	3.7%
Exwick	3984	31	0.8%
Heavitree	2539	37	1.5%
Mincinglake	2357	9	0.4%
Newtown	2611	263	10.1%
Pennsylvania	2403	77	3.2%
Pinhoe	2625	6	0.2%
Polsloe	2506	359	14.3%
Priory	4013	26	0.6%
St David's	3347	239	7.1%
St James	2733	741	27.1%
St Leonard's	2482	36	1.5%
St Loyes	2763	9	0.3%
St Thomas	2810	15	0.5%
Topsham	2741	6	0.2%
Whipton Barton	3374	7	0.2%
ECC	50,760	1930	3.8%



Scale 1:10 000 ↑

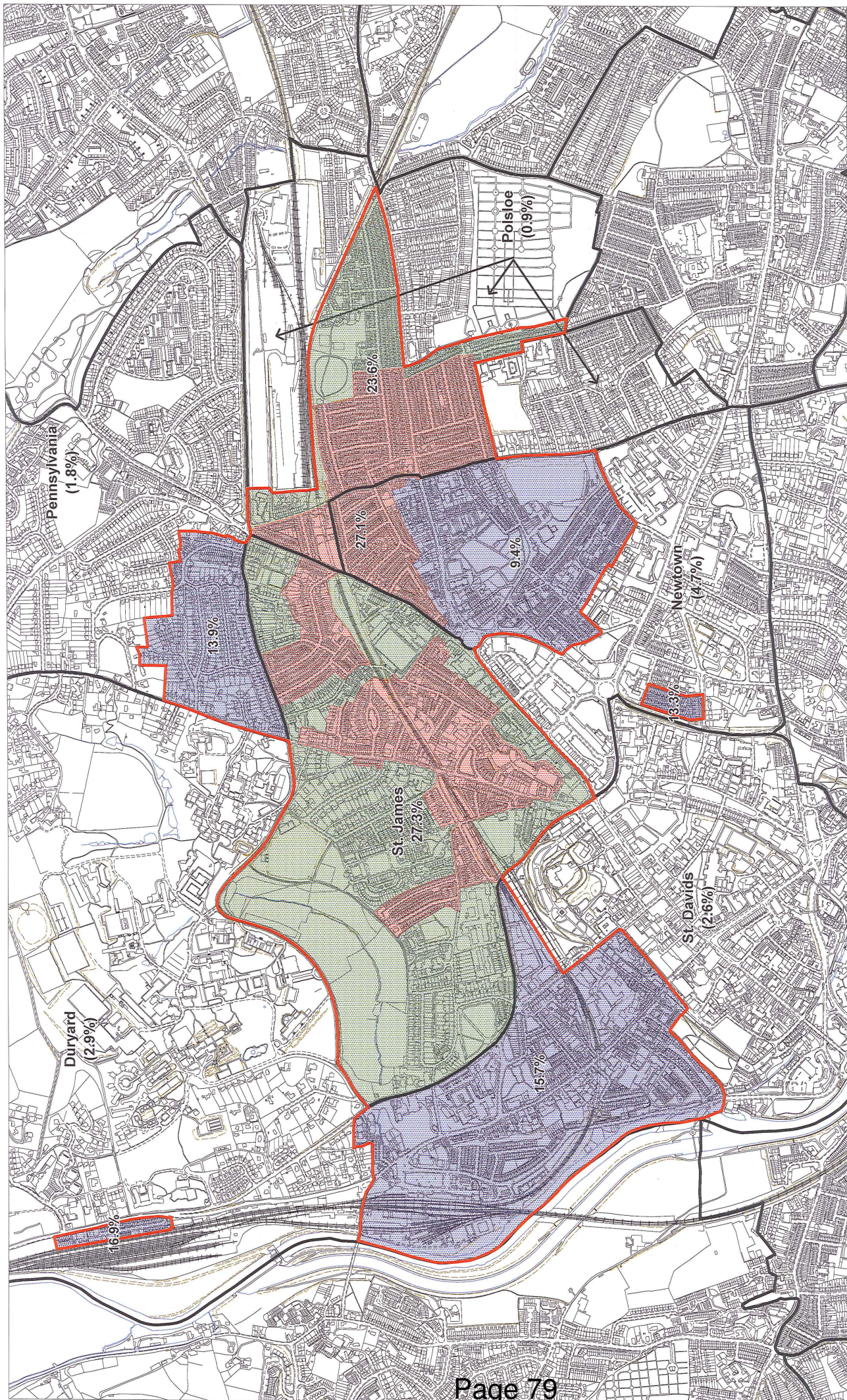
Plan 1 Proposed Article 4 Direction

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Scale 1:10 000 ↑

Plan 2 Proposed areas subject to present and potential future restriction on Class 4 uses

Existing restriction continues to apply (Exceed 25%)

Additional areas where restriction will apply (ward/part of ward exceeding proposed 20% criterion)

Areas that will be subject to future restriction if proportion increases to over 20%

Proposed Article 4

Planning Services, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN

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Exeter City Council

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EXETER CITY COUNCIL

PLANNING MEMBER WORKING GROUP 28 SEPTEMBER 2010

EXECUTIVE 28 SEPTEMBER 2010

TEIGNBRIDGE: ISSUES AND ALTERNATIVE OPTIONS: EAST DEVON: PREFERRED OPTIONS: CONSULTATION DOCUMENTS ON CORE STRATEGY

1 PURPOSE OF REPORT

- 1.1 To formulate a response to the consultation documents recently published by Teignbridge District Council and East Devon District Council as part of their ongoing Core Strategy preparation.

2 BACKGROUND

- 2.1 These adjoining authorities are moving towards the submission of their Core Strategies and are seeking the views of the general public and stakeholders as to the most appropriate options for growth over the next twenty years or so. Whilst each authority is at a slightly different stage of plan preparation many of the strategic arguments, spatial issues and indeed interdependence between the authorities make it appropriate to consider the two documents together. Teignbridge is consulting on a range of possible options and strategies whilst East Devon has selected a "Preferred Strategy" for consultation. Members will be aware that a close working relationship exists at both officer and member level between the three authorities and a considerable amount of joint working has been done by the authorities including growth point work and the preparation of a joint master plan study for south west Exeter. The City Council have been consulted on earlier stages of plan preparation by both authorities. Under the present legislation there will be further opportunities to make representations on the later stages of plan preparation of both authorities.
- 2.2 The revocation of the Regional Spatial Strategy (RSS) presently leaves a gap in the strategic planning background to all Core Strategy preparation including the two consultation documents. The evidence base and work done during the preparation of the RSS remains a valid and material consideration however and items such as the issues and objectives for the sub region remain as corporately derived and pertinent background to the preparation of these two documents and to the preparation of the Exeter Core Strategy.
- 2.3 The draft RSS published in 2006 at policy SR17 sets out the importance that the growth of Exeter has for the sub region and it says: "Devon County Council, Exeter City, East Devon District Council and Teignbridge District Councils should plan for the balanced growth of Exeter maximising the use of previously developed land and buildings, making provision for urban extensions, for mixed use development and to meet the longer term needs. This will require continued co-operation particularly at cross boundary locations." Whilst policy SR17 and its successor policies in later versions of the RSS will no longer have any statutory relevance it does reflect the reality of the situation in the sub region in that the economic prosperity of the sub region is inexorably linked to the growth of the City and that such growth is now and will increasingly in the future, be dependant upon policies adopted in adjoining

authorities.

- 2.4 Both of these consultation documents and indeed work done previously by all three councils recognise the need to ensure the balanced growth of Exeter. The passing of the RSS, with its prescriptive growth levels and its locational imperatives, has not been mourned by many local authorities who welcome the freedom the localism agenda has given to decide for themselves the appropriate scale and location of growth within their own areas. The utility of the RSS was that it provided a strategic vision and to some extent, prescribed a co-ordinated and (arguably in some instances) appropriate approach to problems and policies which crossed local authority boundaries. The challenge for the City Council (in the absence of any replacement strategic plan or body) with regard to spatial planning policies adopted by adjoining local authorities will be to ensure that they are of a scale, and in an appropriate location to deliver the balanced growth; including the necessary infrastructure, that the City and sub region needs. At the same time it will be important to recognise the adjoining authorities' right to determine the spatial priorities that they deem meet the needs of their communities.

3 TEIGNBRIDGE DISTRICT COUNCIL :CORE STRATEGY ISSUES AND ALTERNATIVE OPTIONS

- 3.1 Teignbridge District Council published the above document for public consultation on 29 June for a 10 week period ending on 10 September (it has been agreed a late representation from the City Council will be considered). The document is relatively lengthy and is not reproduced below but a copy may be seen in Forward Planning section and is available to view on Teignbridge's website at teignbridge.limehouse.co.uk/portal/core_strategy/cs_options.
- 3.2 In terms of Core Strategy preparation Teignbridge are at a relatively early stage and, in the light of the revocation of the RSS, have decided to consult the public on a range of options and strategies to meet the perceived growth required over the next twenty years or so. Teignbridge have not specifically taken the period 2006 to 2026 as set out in the RSS for the purpose of the consultation.
- 3.3 The early parts of the consultation document are taken up with possible options on what might be termed the less controversial subjects such as climate change, green infrastructure and sustainable construction. Generally these options are in line with policies adopted by most local authorities and the finer details for options on these subjects are matters best left to Teignbridge to decide. In terms of additional growth, particularly housing growth, Teignbridge has historically welcomed relatively high growth levels as a way of sustaining, improving and maintaining the prosperity of the District in particular the role played by Newton Abbot. In respect of additional housing development the document postulates that a figure of around 740 housing completions per annum would seem to be the appropriate level of growth; a figure broadly in line with completions rates set out in the final version of the RSS but significantly higher than the rate of about 300 houses per annum that which has taken place in the past.
- 3.4 Future employment growth is seen as largely taking place in Newton Abbot with additional employment in sustainable locations to support other towns and villages. There is an expressed desire to reduce out commuting throughout the District and to allocate additional employment land in Newton Abbot as one step towards this objective.
- 3.5 The consultation document then seeks to assess the likely issues and options of the general strategies by settlements. The most pertinent for Exeter is the area

called “Edge of Exeter” this section of the document begins by recognising the part that Exeter plays within the sub region and states:

- “Exeter is a key economic driver for the region and a major Regional Centre for services, retailing and culture. It has high economic prospects, with a growing knowledge based economy, including the University and Met Office, as well as proposed developments at Science Park and Sky Park. The economic success of Exeter is vital to the region as a whole and Teignbridge residents in particular. It is therefore, relevant to consider how the Core Strategy this success.”

3.6 The “Key Issue” identified in respect of this “settlement” is seen as the need to support Exeter’s growth and the section states: “The Council (meaning Teignbridge Council) can play an important role in supporting the City’s growth and function by identifying opportunities to provide sustainable growth within the Teignbridge Plan area boundary”. Reference is then made to the South West Exeter Area Action Plan which emerged in part from work that is jointly funded; into the master planning exercise for this area which remains ongoing. Members commented on the initial stages of this Action Plan in PWMG in January 2010, (when it was published as a separate Issues and Options document) to emphasise the importance of following a zero carbon approach to development of this area and to request the continuation of full consultation and joint working in the area. Other key issues in this section relate to the transport infrastructure required, the amount of housing growth, the need for new jobs and community facilities and the need to mitigate environmental risks.

3.7 The concluding part of the key issues section looks at alternative options for providing the growth in this area. Three options are mentioned, these being:

- A single urban extension around Alphington
- Dispersal of growth along the fringes of the City
- Additions to existing settlements such as Exminster, Ide, Shillingford Abbot and Alphington

At this stage it is difficult to be definitive as to which of these three options offers the best alternative for the future growth of Exeter in this location since the work has not been done in any great detail to look into the second and third options, it would probably also be simplistic to view these options as mutually exclusive. Once again however the work done in preparation for the RSS can assist in forming an opinion together with the work the two authorities have done for the master planning exercise. Given the infrastructure requirements linked to growth in this area, not least those relating to education and transport, it is believed that the most sustainable form of development and probably the most deliverable would be a single urban extension; the conclusion reached formerly in the RSS.

3.8 The latter part of the consultation document looks at the way the housing growth might be distributed around Teignbridge District and has alternative strategies of “Balanced Distribution”, “Heart of Teignbridge Focus” (a concentration around Newton Abbot), “Exeter Facing” (a larger concentration of housing adjoining the border with Exeter) and “Coastal and Rural Dispersal”, (a greater concentration of growth in Dawlish Teignmouth and Bovey Tracey). The distribution of housing throughout the District is probably a decision to be left to the Members and communities within Teignbridge, the important thing to note from Exeter’s perspective however is that all of the growth strategies have significant amounts of additional housing on the fringes of Exeter ranging from 1750 over a 20 year period to 4000 in the Exeter Facing option. These figures compare with the 2000 house

urban extension mentioned in the final version of the RSS.

4 IMPLICATIONS FOR EXETER

4.1 The recognition by this adjoining authority that they have a part to play in the balanced growth of Exeter and its importance in the sub regional context is to be welcomed. There are four questions that perhaps need to be addressed by both Councils. These being:

- Should the principle of Exeter's growth to the south west be reaffirmed?
- What scale should this growth be?
- What is the most appropriate location for such growth?
- What form should it take, is a single urban extension the most appropriate form for any additional growth?

The most useful starting point to determine these issues remains the work done in preparation for the RSS and subsequent studies carried out individually by Teignbridge and the City Council in preparation of their Core Strategies. It is now almost universally accepted that Exeter's growth in the future can only really be to the east or south of the City. All the evidence base for the RSS confirms this as does the City Council's own Landscape Sensitivity and Capacity Study. All three versions of the RSS had a southern "Area of Search" to accommodate additional growth with the levels of this growth also increasing from 500 houses originally to 2500 houses in a predominantly south western area in the Secretary of State's Proposed changes version.

4.2 The land to the south or south west of Exeter has clearly been identified as a possible location for the future growth of Exeter along with the more easterly "area of search" discussed later in this report when talking about possible future development in East Devon District. Possible growth in the south west provides a balance to the growth that may take place in the eastern area and it provides alternative options for timing of delivery mechanisms and implementation. The precise scale and location of growth may require additional study including completion of the master plan but the revocation of the RSS also gives greater freedom to decide such issues at a local level. As regards the form any growth should take certain basic principles can at this stage point to the more favoured option. These may be summarised as:

- Larger areas of comprehensive new development can provide economies of scale in relation to the provision of infrastructure, including transportation, education and community infrastructure and physical infrastructure such as roads, drainage and services.

Any growth taking place in south west Exeter should also so far as possible be complimentary to the proposed strategic allocation for 500 houses in Alphington set out in the proposed Exeter Core Strategy.

5 PROPOSED RESPONSE TO TEIGNBRIDGE DISTRICT COUNCIL

5.1 The City Council welcomes the recognition in the Issues and Alternative Option document of the need for Teignbridge District Council to support the balanced growth of Exeter. The City Council would like this need to be specifically reflected in the Key Issues facing the District Council.

The City Council would support the option of additional housing employment and retail growth in that part of Teignbridge adjoining the south western boundary of Exeter. The City Council believes that the scale and location of such growth should await the results of more detailed work including the completion of the south west Exeter master planning exercise. The City Council however believes that a single strategic allocation may represent the most sustainable form of development. The City Council at this stage does not favour the dispersal of growth option along the City boundary but would also support additional growth at settlements such as Exminster that have a range of basic infrastructure, if such development was thought appropriate

The City Council recognises the importance of joint working and co-operation on matters of strategic spatial planning and hope that Teignbridge District Council maintain the present close and co-operative working arrangements that exist between the two authorities.

6 EAST DEVON CORE STRATEGY: PREFERRED APPROACH

- 6.1 East Devon published this document on 6 September for a 12 week consultation period it is one stage further on in terms of Core Strategy preparation than the Teignbridge document in that the East Devon Council have selected a preferred approach to dealing with growth over the next 20 years. It is this approach rather than alternative options that is now the subject of consultation. The City Council commented on the earlier stages of plan preparation in February 2009 and January 2010. In these earlier responses the City Council expressed no preference for any of the alternative strategies being put forward save to express the view that a low/zero carbon strategy was important and that the sustainability advantages of an expanded Cranbrook might outweigh the risks of being reliant on one location to deliver housing. These earlier responses were made at a time however when in reality the options open to East Devon were limited due to the prescriptive nature of the emerging RSS. Whilst in theory the consultation document now published consults on only one strategy, should the response from the public consultation be such as to convince Members that an alternative strategy should be adopted, they would be free to do so without the constraints of the RSS strategic overview. It is considered important therefore for the City Council to respond fully to emphasise the approach that is felt to offer the best prospects for the balanced growth of Exeter. The consultation document is very lengthy and is not reproduced here but is available together with a useful Executive Summary on the East Devon website. A copy is also available in the Forward Planning section.
- 6.2 Members will be aware that a considerable degree of joint working and co-operation exists between the City Council and East Devon District Council. Implicit in this spirit of co-operation is the acceptance that the authorities are to some extent dependant upon each other for their respective prosperity and economic well being. The Vision for East Devon set out in the consultation document recognises this interdependence when it states. "East Devon will play its part in boosting the economy of the Exeter sub region by encouraging significant growth within the West End of the District through:
- Allocating Cranbrook a prototype eco town new community, plus an urban extension east of Exeter;
 - Promoting the Exeter Science Park, Skypark, a multi modal rail freight depot and the expansion of Exeter Airport, encouraging high technology industries and opening our market towns and coastal communities to the latest technological innovations;

- Facilitating the change to a low carbon economy and supporting an advance public transport system to connect the main employment with established and new communities.”

6.3 Much of the background detail in the preferred approach document centres around the previous debates as to how much development should be located in the West End of the District as opposed to distributed throughout the remainder of the district, a sub text of this debate was seen to be the optimal or acceptable size of the new town proposal for Cranbrook. The preferred approach however identifies the size of the growth in the West End of the District as being:

- Cranbrook 5000 houses and 14 hectares of employment land (2900 of these houses are already committed)
- Pinhoe 800 houses and 3 hectares of employment
- North of Blackhorse 2,200 houses and 9 hectares of employment
- The establishment of SkyPark, 50 hectares of employment
- The establishment of Science Park, 25 hectares of employment
- The expansion of Exeter Airport and 5 hectares of employment
- The establishment of the Multi Modal Interchange
- The expansion of Exeter Airport Business Park to give an additional 5 hectares of employment

A plan attached as Appendix 1 gives more detail of the general directions of growth in the preferred option.

The rest of the document sets out what are seen as appropriate growth levels for other towns and villages in the District and has relatively uncontroversial chapters on issues such as climate change green infrastructure and sustainable development.

7 IMPLICATIONS FOR EXETER

7.1 There can be little doubt that the balanced expansion of Exeter requires additional development in and around the land adjoining the eastern boundary of the City; this location for additional development would tie in with the strategic allocations at Monkerton and Newcourt set out in the Exeter Core Strategy. There are also significant infrastructure and sustainable development advantages and benefits to be secured with a comprehensive development in this location. This area for growth has its genesis as far back as the County Structure Plan and has remained a constant theme throughout the work carried out for the RSS the latest version giving a figure of 11,500 as being the requirement for this area with 7,500 of these being in Cranbrook. As in Teignbridge, the precise scale and location of this additional development will be dependant in part upon more detailed work still to be carried out. A substantial and sustainable development in the West End of East Devon District is therefore of fundamental importance in the future growth of the City and should be supported as a concept by the City Council.

8 PROPOSED RESPONSE TO EAST DEVON DISTRICT COUNCIL

8.1 The City Council welcomes the implicit recognition in the preferred option document of the need to support the balanced growth of Exeter for the benefit of the sub region. The City Council believes that this objective should be stated more explicitly as part of the vision for East Devon. The City Council also welcomes and supports the preferred option to promote substantial development in the “West End” of the District and would urge that such growth should be maximised in

accordance with the principles of sustainable development, infrastructure provision and deliverability. The City Council would wish to continue to participate in joint working to produce a co-ordinated and comprehensive development to the east of Exeter.

9 ADVICE SOUGHT/RECOMMENDATION

- 9.1 That Planning Member Working Group is asked to note and support this report which will form the basis of the response to Teignbridge and East Devon District Councils.

- 9.2 That Executive is asked to agree the proposed response to Teignbridge District Council set out in paragraph 5.1 and the response to East Devon District Council outlined in paragraph 8.1.

**RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL**

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

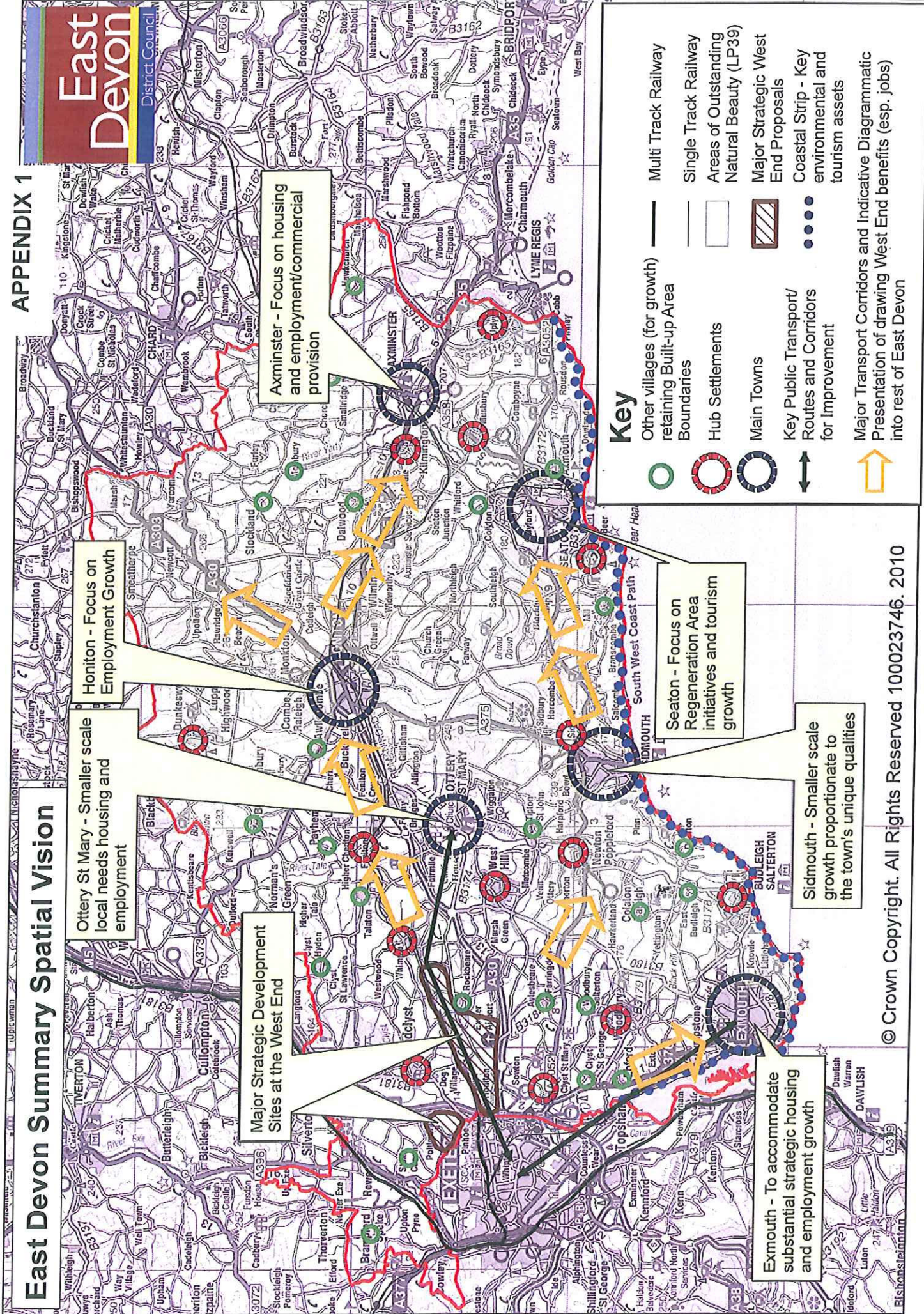
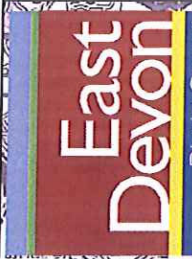
Background papers used in compiling this report:

None

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East Devon Summary Spatial Vision

APPENDIX 1

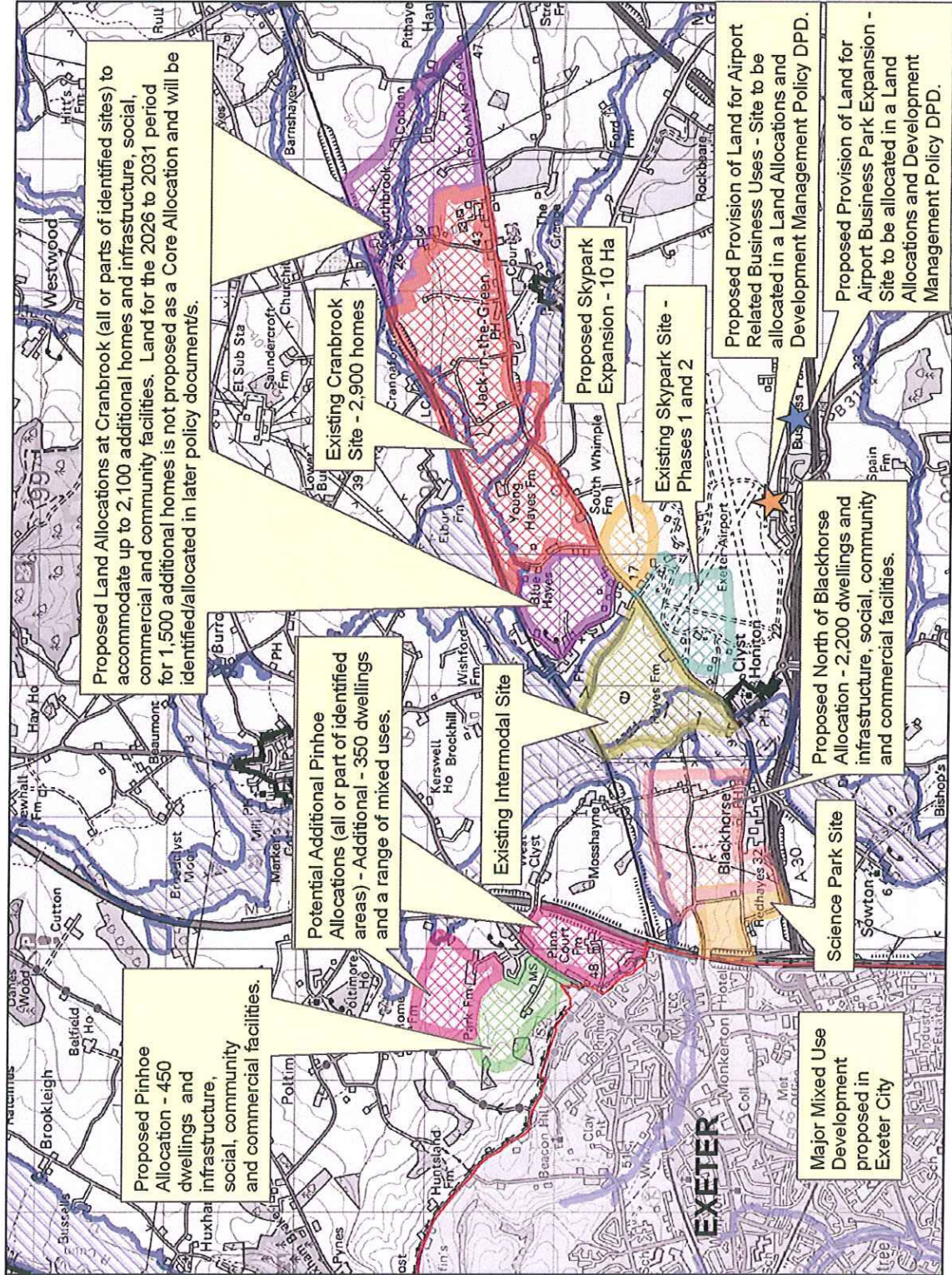
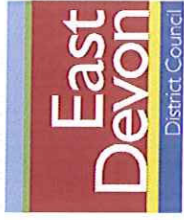


Key

- Other villages (for growth) retaining Built-up Area
- Boundaries
- Hub Settlements
- Main Towns
- Key Public Transport/Routes and Corridors for Improvement
- Major Transport Corridors and Indicative Diagrammatic Presentation of drawing West End benefits (esp. jobs) into rest of East Devon
- Multi Track Railway
- Single Track Railway
- Areas of Outstanding Natural Beauty (LP39)
- Major Strategic West End Proposals
- Coastal Strip - Key environmental and tourism assets

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East Devon Core Strategy - Preferred Approach Consultation - August 2010 East Devon's West End



Key

- Floodzone 3 - 1 in 100 chance of river flooding
- Built Up Area Boundary (LP01)
- Areas of Outstanding Natural Beauty (LP39)

1:41,215

EXETER CITY COUNCIL

PLANNING MEMBER WORKING GROUP 28 SEPTEMBER 2010

EXECUTIVE 28 SEPTEMBER 2010

LOCAL DEVELOPMENT FRAMEWORK LOCAL DEVELOPMENT SCHEME (LDS)

1 PURPOSE OF REPORT

- 1.1 To consider a revised programme for the preparation of the various documents that make up the Local Development Framework (LDF).

2 BACKGROUND

- 2.1 The Local Development Scheme (LDS) that sets out the programme for the preparation of LDF documents was approved in 2007. This provided for the preparation of a Core Strategy, City Centre Area Action Plan, Joint East of Exeter Area Action Plan (with East Devon), and Development Management Policies and Allocations document.
- 2.2 Under the Planning and Compulsory Purchase Act the spatial planning strategy for a local authority area is to be provided by a series of documents that together form the Local Development Framework (LDF). The Act states that a local authority must prepare and maintain a 3 year rolling programme showing how the LDF is being compiled thereby enabling the public to get involved in the plan making progress.
- 2.3 Given the likelihood of new planning legislation in the Localism Bill expected in December, and the possible effects of the Comprehensive Spending Review in October on resources in Local Government, it would be more logical to revise the LDS after this time. Progress however is now being made on preparing the LDF; it having been delayed for some time by the non adoption of the Regional Spatial Strategy and the Core Strategy concluded its Pre-Submission period for representations on 24 September. The next stage in Core Strategy preparation is the formal submission of the document to the Secretary of State for Examination, it is anticipated that this will take place in December. There is a procedural requirement that such a submission shall be accompanied by an up to date LDS however, hence the need to update the document at this time. Given the uncertainties implicit in the next few months however members should be aware that the timescales set out in this revision are likely to be more aspirational than usual and a further revision of the LDS can be anticipated next year.

3 REVISION TO LDS

- 3.1 The LDS has been updated to reflect the new programme for the Core Strategy and a proposed revision to the list of documents to be prepared and their timetable.
- 3.2 It is no longer the intention to prepare an East of Exeter Area Action Plan (AAP) with East Devon as the two Councils are bringing forward the strategic policies for the area through the respective Core Strategies. Within Exeter, the guidance that would have been set out in the Area Action Plan is being brought forward through the Masterplans and Supplementary Planning Documents for Monkerton/Hill Barton and Newcourt.

- 3.3 The intention to prepare the Development Management Policies and Site Allocations Development Plan Document (DPD) has been reviewed because of the time that would be needed to prepare a document that deals with both issues. As the priority is the delivery of development as soon as possible, the proposal is to prepare a Site Allocations DPD and follow this with a separate Development Management DPD.
- 3.4 The proposal for a City Centre Area Action Plan is retained but is now programmed after the other DPDs so as to be able to incorporate, in particular, the work currently underway on a Masterplan for the Bus & Coach Station and other initiatives.
- 3.5 The opportunity has also been taken to reflect recent work done on student accommodation by revising and updating the present Supplementary Planning Guidance by preparing a Student Accommodation (Class 4 and Small HMOs) SPD. It is also proposed to incorporate the proposals set out in the Streatham Campus Masterplan into a SPD document.
- 3.6 Given the present uncertainty regarding funding for transportation schemes it has been decided to prepare a Sustainable Transport SPD to try and maximise developer contributions to transportation schemes and also to look at new initiatives and forms of transportation.

4 PROGRAMME

- 4.1 The LDS includes a chart that indicates the programme for each DPD and each SPD currently proposed. It is not a requirement that the proposals for SPDs are included in the LDS but the current programme is included for information. At present SPDs have or are being adopted on Open Space, Residential Extensions, Trees in Development, Planning Obligations, Affordable Housing and Residential Design Guidance.
- 4.2 The programme envisages adoption of the Core Strategy by around June 2011, Site Allocations DPD by the end of 2012, Development Management DPD by Spring 2013 and the City Centre Area Action Plan by mid 2014.
- 4.3 It is envisaged that the Development Management DPD and the Sustainable Transportation SPD will be undertaken largely by staff outside the forward planning section whilst a considerable amount of work has already been undertaken with regard to the two University related SPDs. A copy of the full LDS document is attached at Appendix 1.

5 ADVICE SOUGHT/RECOMMENDATION

- 5.1 That Planning Member Working Group supports the approval of the Local Development Scheme for submission to the Secretary of State.
- 5.2 That Executive approves the Local Development Scheme for submission to the Secretary of State and resolves that the scheme shall come into force on 1 December 2010 provided that no notice under section 15(4) shall have been received from the Secretary of State by this date.

RICHARD SHORT
HEAD OF PLANNING AND BUILDING CONTROL

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report: None

Local Development Scheme



Exeter City Council

December 2010

Exeter Local Development Framework

CONTENTS

1. Introduction
2. Overall Programme
3. Profile of each Local Development Document
4. Supporting Statement
5. Glossary

1. INTRODUCTION

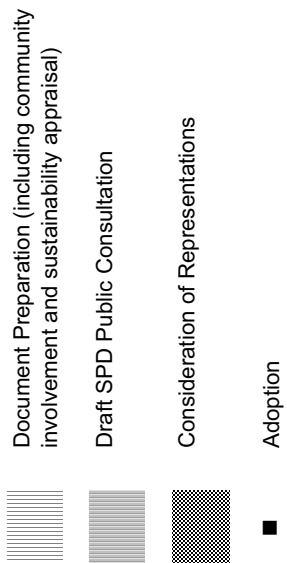
- 1.1 Under the Planning and Compulsory Purchase Act the spatial planning strategy for local authority areas is provided through a Local Development Framework (LDF). The LDF, which replaces the previous system of local plans, will take the form of a 'portfolio' of Local Development Documents (LDDs).
- 1.2 In order to bring forward the LDF, the Planning Act states that the local planning authority must prepare and maintain a three year project plan, known as a Local Development Scheme (LDS). The three year programme includes 'consultation milestones' which inform people when they can get involved in the plan-making progress.
- 1.3 This document supersedes the previous LDS, brought into effect in April 2007. The planned progress has not been achieved because of the delay in adoption of the former Regional Spatial Strategy.
- 1.4 The Local Development Scheme:
 - (i) specifies the documents to be prepared and the content and geographic area to which they relate;
 - (ii) identifies which documents are to be Development Plan Documents (DPDs) that will be subject to independent examination and adopted after receipt of the Inspector's binding report – these include the core strategy, site allocations, development management, and city centre area action plan;
 - (iii) identifies which documents are to be Supplementary Planning Documents (SPDs) that are not subject to independent examination but will have full public consultation - these may take the form of design guides, development briefs/masterplans or issue based documents which, in each case, will supplement policies in a DPD;
 - (iv) sets out the timetable and resources for the production of each of the documents and explains how progress will be monitored; and
 - (v) shows how each document is linked with higher level plans (i.e. 'the chain of conformity').
- 1.5 Arrangements for public involvement in the preparation of each of the documents are explained in a separate LDD. This is called a Statement of Community Involvement (SCI). The SCI was adopted on 13 December 2005.
- 1.6 Government guidance does not require the LDS to include details of the programme for SPD preparation. The current programme is included for information but will subsequently be updated on the Council's website at www.exeter.gov.uk/planningpolicy
- 1.7 As at September 2010 the following Supplementary Planning Documents have been adopted:
 - Open Space, Sport & Recreation September 2005;
 - Residential Extensions September 2008;
 - Trees in Relation to Development September 2009;
 - Planning Obligations November 2009;
 - Affordable Housing September 2010;
 - Residential Design Guide September 2010:

- 1.8 The proposals for the preparation of the DPDs and SPDs are set out in the following pages in the form of:
- Section 2: A chart that presents the overall timetable;
 - Section 3: A profile of each document that describes the role, geographical coverage, status, scope, broad indication of resource requirement and approach to involving stakeholders and the community;
 - Section 4: A supporting statement that explains the approach set out in the Local Development Scheme and provides additional information on risk assessment, strategic environmental assessment/sustainability appraisal, background studies, and arrangements for monitoring and review.
- 1.9 To maintain continuity in the transfer to the new system, the policies in the Exeter Local Plan First Review, adopted 31 March 2005, are 'saved' i.e. continue to have statutory development plan status until they are replaced by policies in the Development Plan Documents that are to be prepared in accordance with the Local Development Scheme.

2. OVERALL PROGRAMME

(2) Supplementary Planning Documents

Title	2010												2011												2012											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Monkerton Masterplan																																				
Newcourt Masterplan																																				
Decentralised Energy and Sustainable Construction																																				
Infrastructure Delivery																																				
Streatham Campus Masterplan																																				
Sustainable Transport																																				
Student Accommodation (C4 Small HMOs)																																				



(1) Development Plan Documents

Title	2010			2011			2012			2013			2014											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Core Strategy																								
Site Allocations																								
Development Management																								
City Centre Area Action Plan																								

-  Document Preparation (including community involvement and sustainability appraisal)
-  Pre Submission Representations
-  Submission to Secretary of State
-  Pre-Examination Meeting
-  Examination
-  Receipt of Inspectors Binding Report
-  Adoption and Publication

3. PROFILE OF EACH LOCAL DEVELOPMENT DOCUMENT

Core Strategy

Document details

Role and subject	Sets out vision, objectives and strategy for the spatial development of the City and allocates strategic sites.
Geographic coverage	City of Exeter.
Status	Development Plan Document.
Chain of Conformity	With Planning Policy Statements and having regard to the Sustainable Community Strategy.

Scope

Overarching Sustainable Development Objectives:

Mitigation and adaption to Climate Change; Social Progress; Economic Growth; Protection of the Environment and Natural Resources; Limiting the Need to Travel.

Spatial Strategy based on:

- existing centres;
- previously- developed land;
- strategic allocations to east and south west; and
- urban design objectives.

Sectoral Objectives (employment, housing, town centres, transport, environment etc.) highlighting key features, significant assets and targets.

Policies for the whole or part of the plan area and for matters of significance to the overall objectives of the plan e.g. densities, affordable housing, protection of employment land, flood risk, renewable energy, sustainable construction, landscape setting, biodiversity, green infrastructure, built heritage, design.

Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Head of Planning and Building Control/Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for Submission to the Secretary of State, and for Adoption.
Resources to produce the DPD	Forward Planning with support from the Policy Unit, Development Management, the Design Team and Economy & Tourism.
Approach to involving stakeholders and the community	Widespread public consultation – specifically including Local Strategic Partnership, community forums, development industry and environmental/community/amenity groups.

Site Allocations

Document details

Role and subject	Allocates the non strategic sites that are required to meet the Core Strategy development targets.
Geographic coverage	City of Exeter, outside the Core Strategy strategic allocations at Monkerton/Hill Barton, Newcourt and South West Exeter.
Status	Development Plan Document.
Chain of Conformity	Core Strategy DPD.

Scope

Identify land for housing, employment, retail, park and ride and other uses.

Provide guidance on the extent, scale and nature of development proposed on each site.

Set out the site and policy considerations that will apply in each case.

Include review of Local Plan proposals in the City Centre for a mix of uses on the Bus and Coach Station site (to be informed by a Masterplan) and around St David's Station.

Include assessment of the potential for re-development of the area to the north west of Cheeke Street, in the City Centre, between Sidwell Street and Western Way to be informed by a Masterplan.

Include review of potential capacity in the Water Lane area, south of the River Exe.

Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for Submission to the Secretary of State and for Adoption.
Resources to produce the DPD.	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Widespread public consultation – specifically including Local Strategic Partnership, community forums, development industry and local environmental/community/amenity groups.

Development Management

Document details

Role and subject	Provides the policy framework for development management.
Geographic coverage	City of Exeter.
Status	Development Plan Document.
Chain of Conformity	With Planning Policy Statements and Core Strategy DPD.

Scope

Development Management advice to include:

- employment in residential areas;
- loss of housing/conversion/disabled housing;
- sequential approach, impact test/shopping frontages/food and drink/corner shops/retail warehouse conditions;
- tourism attractions/hotels;
- valley parks/open space/playing fields/sport facilities/allotments;
- health/education/community facilities;
- pedestrianisation/cycleways/bus priority/rail use/parking;
- climate change indicators/environmental issues – including criteria for polluting developments/noise, air, water and soil quality/renewable energy/building sustainability; and
- design - commercial/residential/building for life/open space/crime/shopping frontages/adverts.

Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager/Development Manager/Design Team Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for submission to the Secretary of State, and for Adoption.
Resources to produce the DPD	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Focused public consultation related to each topic - specifically involving Local Strategic Partnership, community forums, development industry and environmental/community/amenity groups.

City Centre Area Action Plan

Document details	
Role and subject	Sets out detailed policies and site proposals aimed at strengthening the City Centre in accordance with Exeter's regional role and provides guidance on achieving urban design excellence throughout the City Centre.
Geographic coverage	Exeter City Centre.
Status	Development Plan Document.
Chain of Conformity	Core Strategy DPD and having regard to the Community Strategy.
Scope	
Overall vision.	
Site proposals; location, quantity, type, mix.	
Urban design guidance.	
Conservation of historic features.	
Enhancement of cultural and tourism opportunities.	
Enhancement of the public realm.	
Transportation including parking, pedestrianisation, and access by the most sustainable transport modes.	
Arrangements for production	
Organisational lead	Head of Planning and Building Control.
Management arrangements	Steering Group (Head of Planning and Building Control/Design Team Manager/Forward Planning Manager/Economy & Tourism Manager) to oversee process - preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation. Council resolution for submission to the Secretary of State, and for Adoption.
Resources to produce the DPD	Forward Planning and the Design Team with support from the City Centre Management Partnership.
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Local Strategic Partnership, community forum and town centre/business groups.

Sustainable Transport

Document details

Role and subject	Clarifies and amplifies local plan policy relating to the provision of sustainable transport
Geographic coverage	City of Exeter.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD and Development Management DPD (in transitional period, with saved Local Plan First Review).

Scope

Identify sustainable transport as including walking , cycling, bus (including park and ride) rail and car clubs.

Identify the types of development to which sustainable transport policy will apply.

Demonstrate the need for development to provide sustainable transport infrastructure or make contributions.

Provide detail of what the Council will expect to secure in terms of infrastructure and contributions from qualifying developments.

Refer to the Infrastructure Delivery Plan and provide detailed arrangements for the provision of infrastructure with reference to the Residential design Guide SPD and masterplans.

Identify funding mechanisms and timetable for delivery

Refer to and amplify Developers Contributions/Infrastructure delivery SPDs

Operate within the legislative framework in respect of developer contributions.

Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Projects and Business Manager with support from forward Planning
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Devon County Council, transport operators and interest groups and developers.

Streatham Campus Masterplan

Document details

Role and subject	Provides a development framework for development on the Streatham campus to 2026 and beyond.
Geographic coverage	University of Exeter, Streatham Campus
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD and Development Management DPD (in transitional period, with saved Local Plan First Review).

Scope

To make the University campus a world class learning environment with the highest quality buildings and landscape spaces

Accommodate future growth while maintaining the attractiveness of the campus

Plan for development in a sustainable way and plan and design for climate change

Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Joint working with University of Exeter and Consultants
Approach to involving stakeholders and the community	Public consultation – specifically involving University authorities and general public.

Student Accommodation (Class C4 and Small HMOs)

Document details

Role and subject	Set out planning policies to be adopted in relation to the conversion of family housing into Housing in Multiple Occupancy suitable for student accommodation.
Geographic coverage	City of Exeter. (part of)
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD and Development Management DPD (in transitional period, with saved Local Plan First Review).

Scope

Identify areas of the City where conversions to C4 uses will normally be resisted.

Identify areas of the City where social imbalance could occur as a result of more C4 uses.

Provide a monitoring system in respect of C4 uses.

Arrangements for production

Organisational lead	Head of Planning and Building Control.
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Forward Planning Section with assistance from Development Management staff.
Approach to involving stakeholders and the community	Focused public consultation including areas with a high level of HMOs and with University and student bodies.

Monkerton /Hill Barton Masterplan

Document details

Role and subject	Provides guidance on how a sustainable urban extension to Exeter can be delivered in the Monkerton/Hill Barton area.
Geographic coverage	Monkerton/Hill Barton area, located at the eastern edge of Exeter, around 4 miles from Exeter City Centre and in close proximity to Junction 29 of the M5 motorway. It is bounded by: the main rail line to Waterloo to the north, the M5 to the east, the A3015/Honiton Road to the south and the City's outer bypass (the B3181) to the west.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD.

Scope

Present a comprehensive development strategy based on the principles of sustainability, which provides for a mixture of land uses i.e. housing and employment supported by local retail and community facilities and green infrastructure and includes a site for gypsies and travellers.

Present options for low or zero carbon development.

Identify the development capacity of the area.

Identify arrangements for access and movement within the site and linkages with surrounding areas - for pedestrians, cyclists, public transport and private vehicles.

Establish the design principles that will create a high quality and sustainable environment in terms of buildings and spaces.

Provide a clear and practical delivery strategy.

Identify and prioritise key infrastructure requirements.

Provide a sound basis for allocating land in the Exeter Development Framework (LDF), taking into account issues of viability and deliverability.

Establish a clear framework within which planning applications for development in the area could be determined.

Arrangements for production

Organisation lead	Head of Planning and Building Control
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the LDD	Forward Planning (draft Masterplan prepared by consultant).
Approach to involving stakeholders and the community.	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council as Highway Authority, Highways Agency, developers, landowners, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

Newcourt Masterplan

Document details	
Role and subject	Provide guidance on how a sustainable urban extension to Exeter can be delivered in the Newcourt area.
Geographic coverage	Newcourt area, located at the eastern edge of Exeter around 4 miles from Exeter City Centre and in close proximity to Junction 30 of the M5 motorway. Triangular in shape, it is bounded by the A379 to the west, the M5 to the east and Topsham Road to the south.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD.
Scope	
<p>Present a comprehensive development strategy based on the principles of sustainability, which provides for a mixture of land uses i.e. housing and employment supported by local retail and community facilities and green infrastructure and includes a site for gypsies and travellers.</p> <p>Present options for low or zero carbon development.</p> <p>Identify the development capacity of the area.</p> <p>Identify arrangements for access and movement within the site and linkages with surrounding areas - for pedestrians, cyclists, public transport and private vehicles.</p> <p>Establish the design principles that will create a high quality and sustainable environment in terms of buildings and spaces.</p> <p>Provide a clear and practical delivery strategy.</p> <p>Identify and prioritise key infrastructure requirements.</p> <p>Provide a sound basis for allocating land in the Exeter Development Framework (LDF), taking into account issues of viability and deliverability.</p> <p>Establish a clear framework within which planning applications for development in the area could be determined.</p>	
Arrangements for production	
Organisational lead	Head of Planning and Building Control
Management arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation, and for Adoption.
Resources to produce the SPD	Forward Planning (draft Masterplan prepared by consultant).
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council as highway authority, Highways Agency, developers, landowners, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

Sustainable Construction and Decentralised Energy

Document details	
Role and subject	Provide detailed guidance on implementing policy relating to sustainable construction and decentralised energy.
Geographic coverage	City of Exeter.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD, Site Allocations DPD, Development Management DPD and City Centre Area Action Plan DPD.

Scope	
Describe the key principles of sustainable design and construction and identify how developments should optimise energy efficiency and comply with the City's decentralised energy policy.	

The document will include advice on:

- decentralised energy;
- renewable energy;
- low-carbon energy;
- allowable solutions;
- water consumption;
- climate change adaptation;
- code for sustainable homes; and
- code for non-residential buildings.

Arrangements for production	
Organisational lead	Head of Planning and Building Control
Management Arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation and for Adoption.
Resources to produce the LDD	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council, developers, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

Developer Contributions/Infrastructure Delivery

Document details	
Role and subject	Provide detailed guidance on developer contributions and delivery of infrastructure.
Geographic coverage	City of Exeter.
Status	Supplementary Planning Document.
Chain of Conformity	With Core Strategy DPD, Site Allocations DPD, Development Management DPD and City Centre Area Action Plan.
Scope	
	<p>Provide detail on what the Council will expect to secure in terms of developer contributions from qualifying developments.</p> <p>Set out the Infrastructure Delivery Plan to provide detailed arrangements for the provision of infrastructure.</p> <p>Identify funding mechanisms and timetable for delivery.</p> <p>Set out Community Infrastructure Levy or other local tariff based approach to developer contributions.</p>
Arrangements for production	
Organisational lead	Head of Planning and Building Control
Management Arrangements	Forward Planning Manager to oversee process – preparation through Planning Member Working Group. Executive resolution for approval of proposals for consultation and for Adoption.
Resources to produce the LDD	Forward Planning with support from Development Management and the Design Team.
Approach to involving stakeholders and the community	Focused public consultation – specifically involving Exeter and East Devon Growth Point Team, Devon County Council, developers, housebuilders, stakeholders, utilities, local environmental/community/amenity groups.

4. SUPPORTING STATEMENT

4.1 This statement:

- (i) sets out the strategic and local planning context for the preparation of the Local Development Framework (LDF);
- (ii) explains the relationship between the Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) to be prepared and other local strategies, particularly the Sustainable Community Strategy;
- (iii) provides additional background to the timetable and resource/management arrangements;
- (iv) summarises the provision for risk assessment and for strategic environmental assessment and sustainability appraisal;
- (v) identifies the main background technical studies; and
- (vi) explains how monitoring and review is to be carried out.

Strategic and Local Planning Context

- 4.2 The Local Plan First Review, adopted March 2005, deals with the plan period to 2011. The policies are 'saved' i.e. will continue to have statutory development plan status until they are replaced by policies in Development Plan Documents, to be brought forward through the Local Development Framework.
- 4.3 The Local Development Scheme (LDS) sets out what progress is to be achieved in the preparation of the LDF (the key milestones) over at least the next three years.
- 4.4 The Statutory Development Plan will comprise the Development Plan Documents prepared by the City Council and the Minerals and Waste Development Plan Documents prepared by Devon County Council. The Statutory Development Plan together with Supplementary Planning Documents, that provide further explanation of policies and proposals, and National Planning Policy, set out in Planning Policy Statements (PPS's) and Planning Policy Guidance (PPG's), will be the basis on which all planning decisions are made.

The Community Strategy and Other External Strategies

- 4.5 The City's Sustainable Community Strategy – Exeter Vision – is kept under continuous review. The Action Plan is reviewed each year, informed by an annual progress report. The Strategy is reviewed every 2/3 years. The proposed DPDs and SPDs will have regard to the Sustainable Community Strategy and ensure that requirements arising from that strategy are addressed. The DPDs and SPDs will also have regard to the County Council's Sustainable Community Strategy.
- 46 Other City Council strategies will be taken into account in the preparation of the DPDs and SPDs. These include: Air Quality, Allotments, Biodiversity, City Centre, Climate Change, Community Safety, Cultural, Economic Development, Environmental, Housing, Leisure, Social Inclusion, Tourism, and Transportation.
- 4.9 The Exeter and East Devon Growth Point Delivery Plan and the Devon Local Transport Plan will have a key influence on future development patterns. The Growth Point Team and the County Council will be key consultees.

- 4.10 Diagram 1 shows how these strategies fit in with the preparation of the DPDs and SPDs.
- 4.11 A key part of the process will be to secure the involvement of hard to reach or under represented groups.

Transfer of Supplementary Planning Guidance (SPG)

- 4.12 The Archaeology and Development SPG will be transferred into a Supplementary Planning Document by cross referencing to DPD policy and carrying out consultation in accordance with the Statement of Community Involvement. The programme for the preparation of this SPD is not yet determined.

Timetable

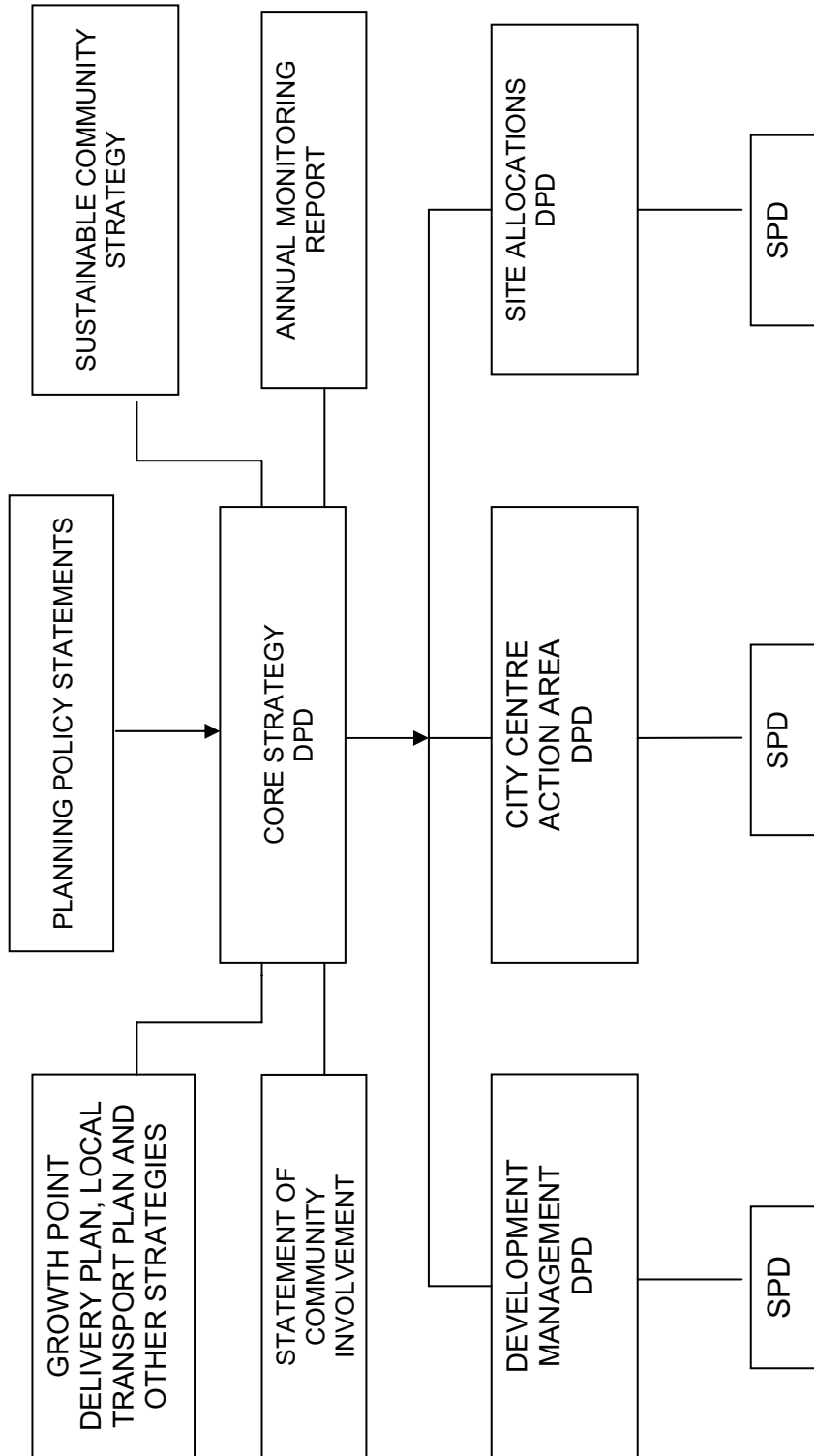
- 4.13 Sections 2-3 above set out the timetable for DPD and SPD production. Assumptions have been made about the availability of the Planning Inspectorate to hold the examinations as required but arrangements will be firmed up in consultation with the Inspectorate.

Resource and Management Arrangements

- 4.14 The broad resource and management arrangements are set out within each DPD and SPD profile in Section 4. Staff resources will come mainly from the Forward Planning team with assistance from the Policy Unit and other Sections of the Council as appropriate. Consultants will be used on specific projects where there is a lack of expertise or capacity in-house.

Risk Assessment

- 4.15 In preparing the Local Development Scheme, the main areas of risk relate to:
- Adequate staff resources – consultant assistance will be used as necessary.
 - Capacity of Planning Inspectorate (PINS) to meet demand for examinations – programme will be provided to PINS as early as possible.
 - Soundness of DPDs – to be minimised by working closely with Government Office and PINS at all milestone stages and in the run up to submission of DPDs.
 - Legal challenge – to be minimised by ensuring that DPDs are ‘sound’ and founded on a robust evidence base and well-audited stakeholder and community engagement system.
 - Programme slippage – to be minimised by allowing for contingency in the programme.



Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA)

- 4.16 All DPDs will be subject to SA and SEA. This process ensures that the potential implications of policies in terms of their social, economic and environmental impact are fully assessed. The appraisal will be a key feature of the production phase and will involve community and commercial representatives. The results will be made available together with the submission DPD and an explanation of how the SA/SEA has been taken into account.

Evidence Base

- 4.17 The following studies provide the evidence base for the DPDs and SPDs and baseline information for SA and SEA. These will be supplemented by further technical studies as required.

- Urban Capacity Study, September 2006: to identify the maximum potential capacity for previously developed land to accommodate development;
- Exeter and Torbay Strategic Housing Market Assessment, 2008: to understand the strategic context within which the housing market operates;
- Housing Viability Study, 2008: to advise on the viability of affordable housing requirements;
- Strategic Housing Land Availability Assessment, 2009: to build on the Urban Capacity Study work and in particular to review assumptions on housing potential, identify additional sites and assess the deliverability/developability of all sites;
- Employment Study, 2007: to identify employment land and floorspace requirements in response to anticipated economic growth and job creation in the Exeter area up to 2026;
- Employment Land Review, 2009: to assess potential for continued and enhanced employment use of existing land and buildings;
- Newcourt Study, 2009: to assess the capacity of the Newcourt area to provide sustainable development;
- Monkerton and Hill Barton Study, 2009: to assess the capacity of the Monkerton and Hill Barton areas to provide sustainable development;
- South West of Exeter Masterplan, 2009: to demonstrate how a sustainable urban extension can be delivered within the study area;
- Exeter Infrastructure Schedule, 2010: to identify the infrastructure required to deliver the spatial strategy;
- Exeter and East Devon Infrastructure Study 2010: to identify the infrastructure required to support development in the Growth Point area;
- Exeter City Centre Audit, July 2005: to identify the strengths and weaknesses of Exeter City Centre;
- Retail Capacity Study, 2008: to forecast retail capacity in the City up to 2026;

- Landscape Sensitivity and Capacity Study, February 2007: to assess the character, quality and value, and the capacity to accommodate change, of all open land around the City;
- Open Space Audit, June 2005: to determine the adequacy of open spaces, play areas and playing fields within the City;
- Exeter and East Devon Green Infrastructure Strategy (jointly with East Devon District Council, Teignbridge District Council and Natural England) 2008: to ensure that an accessible network of green spaces, landscapes and linkages between town and country, that supports biodiversity and contributes to people's health and quality of life, is integrated with development proposals from the outset of the planning process;
- Strategic Flood Risk Assessment, 2008: to ensure that inappropriate development is avoided in flood risk areas and that new development does not lead to new or additional flooding;
- Water Cycle Strategy, 2009: to ensure that sustainable water management solutions are in place to accommodate proposed growth;
- Habitats Regulations Assessment, 2009: to assess whether the Core Strategy would adversely affect the conservation objectives or integrity of European Sites (the Exe Estuary Special Protection Area within Exeter and Special Areas of Conservation in surrounding authorities);
- Exeter and New Growth Point Energy Strategy, 2008: to identify the impact of policies and technologies which would reduce CO² emissions;
- Assessment of Options for Delivery of RSS Growth in the Exeter Sub Region, 2010: to assess transport infrastructure requirements to support the growth envisaged by the RSS;
- Sustainable Design and Low Carbon Infrastructure Strategy, 2010.

4.18 The studies that supported the former Regional Spatial Strategy are also relevant.

Annual Monitoring Report

4.19 An annual report will be published which will assess the effectiveness of LDD's.

4.20 The report will examine:

- whether policies/proposals and targets set out in the LDD's have been achieved or met and, if not, the reasons why;
- what impact the LDD policies are having on other targets set at national, regional or local level;
- whether any policies need to be adjusted or replaced because:
 - they are not working as intended;
 - they are not meeting sustainable development objectives; or
 - there is new technical information that warrants change.

4.21 As a result of monitoring the City Council will consider what revisions, if any, need to be made and will bring forward any such changes through the review of the LDS.

5. GLOSSARY

DPD	Development Plan Document	<p>The Documents that each local authority must prepare and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. The following DPD's are proposed for Exeter:</p> <ul style="list-style-type: none"> • Core Strategy; • Development Management Policies; • Site Allocations; • City Centre Area Action Plan; and • Proposals Map (with inset maps, where necessary).
LDD	Local Development Document	Will comprise of DPDs, SPDs and the SCI.
LDF	Local Development Framework	A portfolio of LDDs which will collectively deliver the spatial strategy for Exeter.
LDS	Local Development Scheme	Sets out the programme for preparing the LDDs.
PPS	Planning Policy Statement	Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes (PPGs).
RSS	Regional Spatial Strategy	This document in its draft stage set out the regional planning strategy for the period up to 2026. It was revoked in July 2010 by the Secretary of State. The evidence base used in the preparation of the plan still remains relevant however.
SA	Sustainability Appraisal	Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the LDF.
SCI	Statement of Community Involvement	Explains how and when the community and stakeholders will be involved in the preparation of LDDs and consulted on major planning applications. Adopted December 2005.
SEA	Strategic Environmental Assessment	Assessment of the environmental impacts of the policies and proposals contained within the LDF.
SPD	Supplementary Planning Document	Provides further detail of policies and proposals in a DPD – must be subject to rigorous procedures of community involvement but not subject to independent examination and does not form part of the statutory development plan.

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EXETER CITY COUNCIL

EXECUTIVE

28 SEPTEMBER 2010

APPOINTMENT OF REPRESENTATIVES TO SERVE ON OUTSIDE BODIES

Appointments/confirmations sought and/or nominations received from group leaders are **emboldened**.

<u>BODY AND TERM OF OFFICE</u>	<u>CURRENT REPRESENTATIVES AND EXPIRY OF APPOINTMENTS</u>	<u>NUMBER OF MEETINGS PER ANNUM</u>	<u>TERMS OF REFERENCE</u>
City Centre Management Partnership 1	Cllrs Edwards and Mrs Henson (appointed by 29 June Executive) Portfolio Holder Sustainable Development and Transport (Cllr Wadham) 21.06.2011	4	Improves the quality of the City Centre for residents, businesses and visitors by developing strategies and opportunities to maximise the Centre's vitality and viability. Supports the development of the City of Exeter as the Regional Capital of the South West, to encourage new investment and to provide an economic "engine" for the City and the County of Devon.

<p>Councillor Development Steering Group</p> <p>1</p>	<p>Cllr Mrs J. Morrish (Chair) Cllr Mrs Danks Cllr A.J. Hannaford Cllr Newton Cllr Sheldon Portfolio Holder for Business Transformation and Human Resources (Cllr Cole) Cllrs M.A. Baldwin and Martin (appointed by 29 June Executive) 1 vacancy</p> <p>21.06.2011</p>	<p>4</p>	<p>To advise on the implementation of the Training and Development Strategy for Councillors and promote training and development opportunity.</p>
<p>Community Safety Partnership</p> <p>1</p> <p>Safer Devon Partnership</p> <p>1</p>	<p>Leader (Cllr Fullam) Cllr Newton (Deputy)</p> <p>21.06.2011</p> <p>Leader (Cllr Fullam) Cllr Newton (Deputy)</p> <p>21.06.2011</p>	<p>11</p> <p>6</p>	<p>The Partnership established following the Crime and Disorder Act 1998 which placed a joint responsibility on local authorities and the Police to reduce Crime and Disorder in local areas.</p> <p>Mechanism to deliver on behalf of the Devon Strategic Partnership the safer communities theme of the Devon LAA</p>
<p>Dartmoor National Park Community Forum</p> <p>From 28.09.2010</p>	<p>Former Cllr Shepherd Cllr Newby</p>	<p>2</p>	<p>Community Forum for the National Park</p>

Devon Authorities Waste Reduction and Re-cycling Committee 1	Portfolio Holder for Environment and Leisure (Cllr Mitchell) 21.06.2011	3	Co-ordinates the establishment of waste minimisation and recycling schemes whether provided by the County Council, the District Councils or Devon Unitary Authorities, or jointly with each other, with commercial concerns or with community/voluntary groups.
Devon Conservation Forum - Executive 1	Chair of Planning Committee (Cllr Prowse) 21.06.2011	6	Aims to promote the wise sustainable use and enjoyment of Devon's resources. Monitors environmental issues affecting Devon bringing together under one umbrella all who manage the natural and built landscape.
Devon Historic Buildings Trust 1	Portfolio Holder for Sustainable Development and Transport (Cllr Wadham) 21.06.2011	1	Consultative body on Historic Buildings
Devon County Council Health and Adult Services Overview/Scrutiny Committee 1	Portfolio Holder for Housing and Community Involvement (Cllr Newton) 21.06.2011	8	County Council Scrutiny Committee
Devon Playing Fields Association 1	Portfolio Holder for Environment and Leisure (Cllr Mitchell) 21.06.2011	4	Independent charitable body offering information, advice, support and small grants to its Members. Helps provide playing fields for all sections of the community and properly equipped playgrounds for children. Encourages the full use of all recreational activities.

Exeter and Heart of Devon Economic Partnership 1	Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) 21.06.2011	5	Promotes the economic development of the sub-region comprising Exeter, Mid Devon, East Devon and Teignbridge.
Exeter Archaeological Advisory Committee 1	Cllr Shiel (Chair) Cllr D.J. Morrish Cllr Wadham Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) Cllr Martin (appointed by 29 June Executive) 21.06.2011	3	Committee of City Council Members, professionals and academics from the University and Institutions receiving detailed reports from the AFU on archaeological investigations carried out in Exeter.
Exeter Area Rail Project Working Party 1	Cllr D.J. Morrish Portfolio Holder for Sustainable Development and Transport (Cllr Wadham) 1 vacancy 21.06.2011	3	Promotes the use of local rail services in the Exeter area and hinterland. Makes recommendations to operators of local train services and lobby them for improvements Develops infrastructure projects at stations, to improve access and waiting facilities for all passengers
Exeter Arts Council 1	Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) Cllr Coates 21.06.2011	6	Independent group funded by the City Council with membership drawn from the major arts and cultural organisations in the City. It encourages creative activities in Exeter, both individuals and groups by providing financial support.

<p>Exeter Business Centre Board</p> <p>1</p>	<p>Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) Cllr Edwards (appointed by 29 June Executive) Cllr Mrs Morrish Cllr Winterbottom</p> <p>21.06.2011</p>	<p>4</p>	<p>The Board oversees the affairs of the Business Centre.</p>
<p>Exeter Council for Sport and Recreation</p> <p>1</p>	<p>Portfolio Holder for Environment and Leisure (Cllr Mitchell) Cllr Taghdissian</p> <p>21.06.2011</p>	<p>6</p>	<p>To encourage and promote increased participation in sport, recreation and play in the Exeter district in co-operation with Exeter City Council, Devon County Council and other interested organisations.</p>
<p>Exeter Canal and Quay Trust Ltd.</p> <p>1</p>	<p>Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) Cllr Newcombe Cllr Sheldon Cllr Winterbottom Cllrs Edwards (appointed by 29 June Executive) 3 vacancies</p> <p>21.06.2011</p>	<p>3</p>	<p>The preservation of land, buildings and other features of beauty or historical or architectural interest in or around the Exeter Canal and Quay Basin; The promotion and encouragement of high standards of architecture, building and town planning and the promotion of civic pride in the Area; The promotion and support of musical, artistic, educational and other cultural activities within the Area; and The promotion and support of community participation in any form of healthy recreation involving waterborne sports in the Area.</p>
<p>Exeter Citizen's Advice Bureau</p> <p>From 28.09.2010</p>	<p>Cllr Edwards (appointed by 29 June Executive)</p>	<p>4</p>	<p>Committee of Management managing the Bureau. CAB provides advice and guidance to the public.</p>

Exeter Dispensary and in Sickness Fund 4	Cllr Mrs Danks Cllr Taghdissian/Cllr Mrs S.R. Brock – 1 vacancy only 21.06.2011	2	Provides assistance to the sick-poor of Exeter.
Exeter Fairtrade Steering Group 1	Cllr Hobden One nomination from other three groups required 21.06.2011	6	Promotes Fairtrade in Exeter and seeks to retain Fairtrade status for the City. Organises regular promotions including Fairtrade Fortnight in late February/early March and produces the Fairtrade Directory to promote shops and catering outlets that sell Fairtrade products in Exeter.
Exeter International Airport Consultative Committee 1	Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) 21.06.2011	4	Consultation with respect to any matter concerning the management or administration of the airport which affects the interests of the users, local authorities and organisations as required by the Civil Aviation Act 1982.
Exeter Municipal Charities (General List) 4	The Lord Mayor Cllr Branston - 31.12.2013 Ald N.W.F. Long - 31.12.2013 Mr J.F. Marshall - 31.12.2013 Mr G. Richards - 31.12.2013 Ald W.H.J. Rowe - 31.12.2013 Cllr Wadham - 31.12.2013 Cllr Winterbottom - 31.12.2013	12	To provide accommodation for people who feel unable to remain in their own homes by reason of failing health or reduced circumstances.
Exeter Phoenix Arts Centre Board 1	Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) 21.06.2011	6	To promote, maintain, improve, encourage and provide public education in the arts including the arts of drama, music, singing, dance, painting, sculpture, literature, cinematography and handicrafts.

Exeter Social, Health and Inclusion Partnership - Member Forum 1	Cllr D. Baldwin Portfolio Holder for Housing and Community Involvement (Cllr Newton) Cllr Prowse 21.06.2011	4	Oversees the implementation of work associated with health and social inclusion in the City and comprises partners from the public sector, main agencies and voluntary sector working in Exeter.
Exeter Summer Festival Advisory Group 1	Portfolio Holder for Economy and Tourism (Cllr P.J. Brock) Cllr Branston Cllr Mrs Danks 2 vacancies and Chair to be appointed 21.06.2011	4	To advise on the key Festival objectives.
Exeter Vision Partnership 1	Leader (Cllr Fullam) 21.06.2011	5	Acts as the Local Strategic Partnership for Exeter, a non-statutory partnership that brings together the public, voluntary, community and private sectors to coordinate activity and tackle difficult cross-cutting issues within an area. The Partnership also provides a forum for setting the long-term strategic vision which is expressed through the Sustainable Community Strategy (the Exeter Vision).
Haven Banks Outdoor Education Centre Advisory Committee 2	Cllr Newby Cllr Martin (appointed by 29 June Executive) 15.03.2012	2	Management Committee of Outdoor Centre.

ICSA From 28.09.2011	Former Cllr Mrs Smith	6	ISCA Centre Board
Joint Pilotage Committee 1	Cllr Wadham 21.06.2011	1	Responsible for the authorisation of pilots, the licensing of pilot boats, the making of pilotage directions and the issue of Exemption Certificates to certain Ship Masters
Exeter Women's Aid (SAFE) 1	Cllr Newton 21.06.2011	9	Provides help and support to women in Exeter and area who have been seriously or persistently maltreated by their partners, the fathers of their children or any other persons together with their children. It provides a place of refuge staffed by women
Local Government Association General Assembly 1	Leader (Cllr Fullam) 21.06.2011	2	Promotes the interests of local authorities and better Local Government.
South West Councils 1	Leader (Cllr Fullam) 21.06.2011	4	Regional forum for south west authorities.
Lord Mayor of Exeter's Appeal Fund 1	Lord Mayor Cllr Coates Cllr Mrs Danks Cllr Edwards (appointed by 29 June Executive) 21.06.2011	n/a	Appeal fund.

Parking and Traffic Regulation Outside London Adjudication Joint Committee 1	Portfolio Holder for Sustainable Development and Transport (Cllr Wadham) 1 vacancy 21.06.2011	At least once a year	Adjudication service for appellants against penalty charge notices including visible independence of adjudicators from the authorities in whose areas they are working.
South West Provincial Employers 1	Portfolio Holder for Business Transformation and Human Resources (Cllr Cole) 21.06.2011	2	Joint negotiating machinery for the South West comprising the employers' side and the trade union side and provides a forum for discussion, debate and negotiation on human resources.
South West Water Liaison Group 1	Cllr Newby Cllr Mitchell Cllr Robson (appointed by 29 June Executive) 21.06.2011	1	To improve the exchange of information of the Countess Wear Sewage Treatment Works operated by South West Water and the carrying out of works to improve odour control. Reports upon instances of complaints arising from odours from works and makes suggestions for the improvement of the environmental conditions relevant to the operations of the works.
Topsham River Commissioners	Cllr Newby Cllr Sheldon Former Cllr Starling	5	Responsible for cleaning and keeping clear the channel leading to and around the Public Quay at Topsham
Topsham Mooring Owners Association From 28.09.2010	Former Cllr Starling	7	Manage moorings in the Topsham area on the basis of a lease of the river bed from the Crown in the best interests of their members who pay to have a licence for the spot to lay a mooring for their boat.

Young Single Persons Housing Forum 1	Portfolio Holder for Housing and Community Involvement (Cllr Newton) 21.06.2011	4	Provides a forum for all agencies involved in issues related to homelessness amongst young (aged 16-30) single people in Exeter and the surrounding area.
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**ASSISTANT CHIEF EXECUTIVE
 17 SEPTEMBER 2010**

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